CITY OF CORONA

GENERAL PLAN

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CITY OF CORONA

GENERAL PLAN

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GENERAL PLAN

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CITY OF CORONA

INTRODUCTION TO THE GENERAL PLAN

CITY OF CORONA

INTRODUCTION
TO THE
GENERAL PLAN

INTRODUCTION

The General Plan provides a broad outline for Corona's physical and economic development. The Plan is:

A. A definition of Corona's goals and objectives;

B. A description of the City and its future character; and

C. A documentation of the processes, policies and programs necessary to bring the City closer to obtaining its goals and objectives.

The Plan identifies an orderly, coherent growth pattern based on the theme that urban development should enhance the City's quality of life, health and safety, choice of life style and mobility for all economic groups. Inherent in this general theme is the provision of a full range of urban services in the urbanizing portions of the City and the management of urban development to minimize the disruption of agricultural resources.

This Plan, like the previous General Plan for Corona describes a broad physical and policy framework reflecting the aspirations of the City. In addition to this, the Plan includes a system for management of the City's resources and development processes that translates the policy framework into program considerations and implementation requirements. The relationship between these three portions of the General Plan is illustrated in Figure 1-1.

Establishment of a direct relationship between the General Plan's policy framework and the more immediate considerations of program and implementation process is a significant portion of the Plan. It is this emphasis which moves the Plan away from a static diagram of the future City and begins to focus on the dynamics of the city building process characterized by timing and sequence, capital investment policy, and the decision making process.

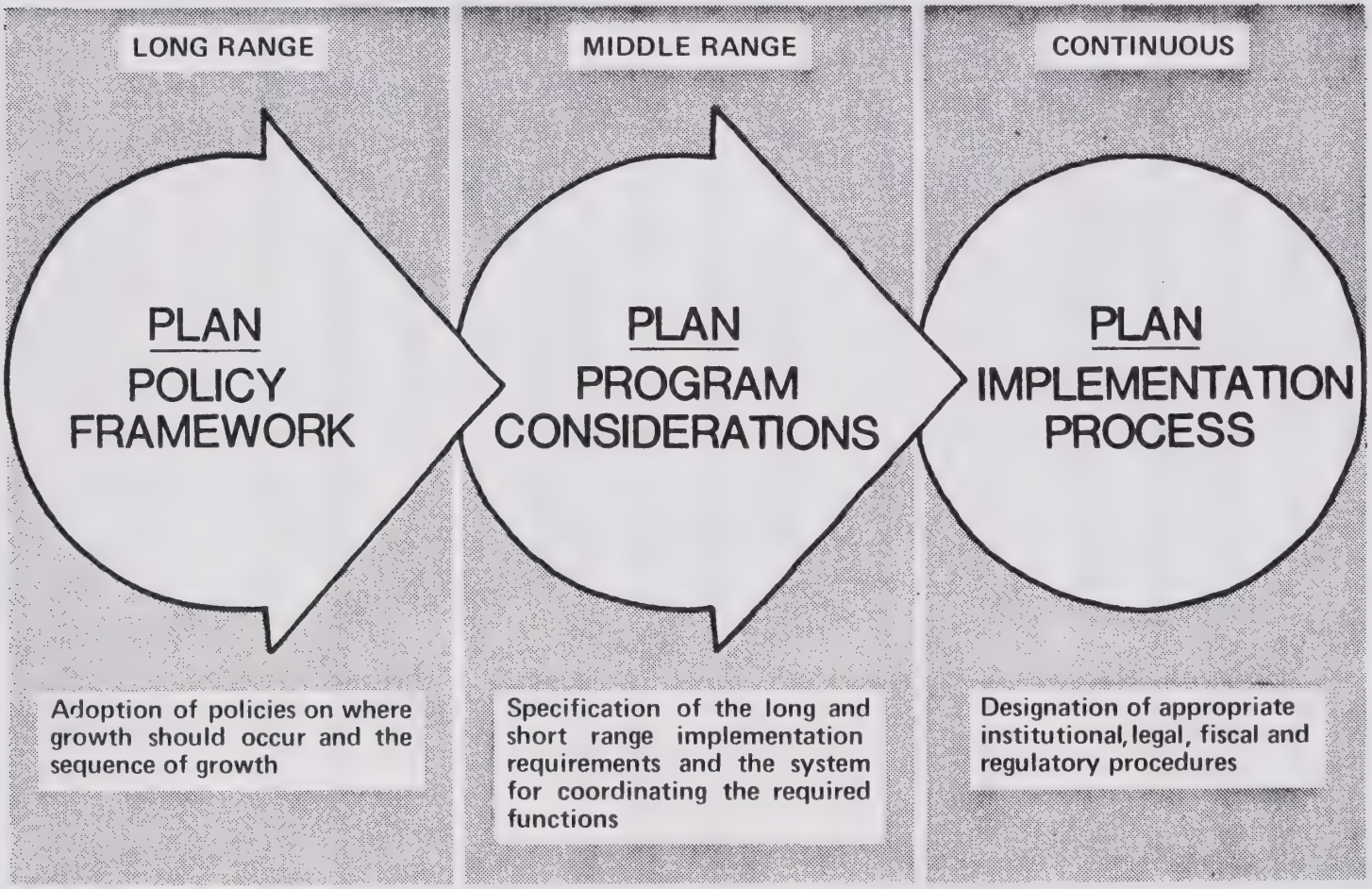
1.1 THE PLANNING CONTEXT

In the past 17 years (1960 to 1977), the City of Corona has grown from a population of 13,336 to a population of 35,458 persons. This represents an average annualized growth rate of approximately 166 percent. This process of rapid transition from an agricultural to a suburban community is, and will continue to be, the major factor influencing the future quality of the City.

1.2 THE DIMENSIONS OF THE GROWTH ISSUE

In a very general sense growth an be equated to the number of people added to the population. However, the implications of growth go beyond the question of "How many people live in Corona?" As illustrated in Figure 1-2 any discussion of growth is, in reality, a discussion of employment, community quality, public services, and environmental factors. This set of complex and intertwined factors are affected by:

FIGURE 1-1
RELATION OF THE POLICY FRAMEWORK TO PROGRAM AND IMPLEMENTATION CONSIDERATIONS



A. Growth Capacity - the size of the City's population.

B. Growth Rate - how fast the population is increasing - the tempo of growth.

C. Growth Location - the land use distribution.

D. Type of Development - the allocation of land for various densities and intensities of use.

In the past, the City's planning efforts have involved decisions regarding land use distribution, density, and, indirectly, population size (growth capacity). This approach to planning disregarded the impact of time and the sequence of development. The results are documented throughout the state and nation as well as locally. They include:

A. Imbalance of growth between land use types.

B. Inability to provide public services to match the rate of private development.

C. Overloading of existing service systems due to rapid growth.

D. Inability to economize on the provision of municipal services due to lack of lead time to develop sound solutions.

E. Inability to control leap frog development at the urban fringe.

F. Destruction of valuable agricultural resources.

G. Higher land costs due to speculation brought about by rapid growth.

1.3 DETERMINANTS OF GROWTH AND THE GROWTH OUTLOOK

A. Determinants of Growth

Corona is close to Orange County's major population centers and with its reasonable freeway access the City represents an attractive location for residential development. This has resulted in population growth primarily due to in-migration from areas outside Corona. The reasons are:

1. Transportation access;

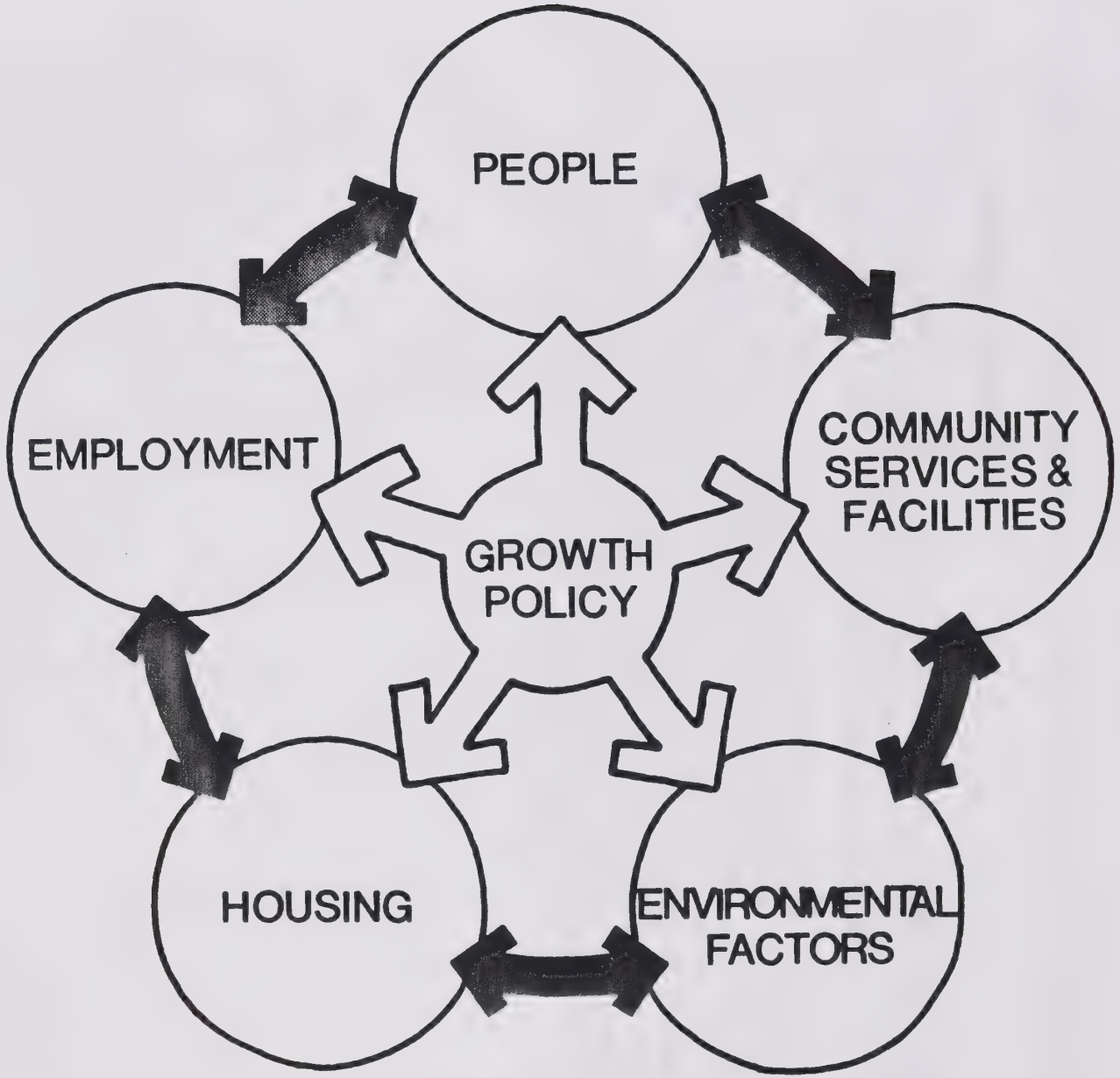
2. Land availability;

3. Land price;

4. Available housing supply; and

5. Proximity to major employment markets.

FIGURE 1-2
THE DIMENSIONS OF GROWTH

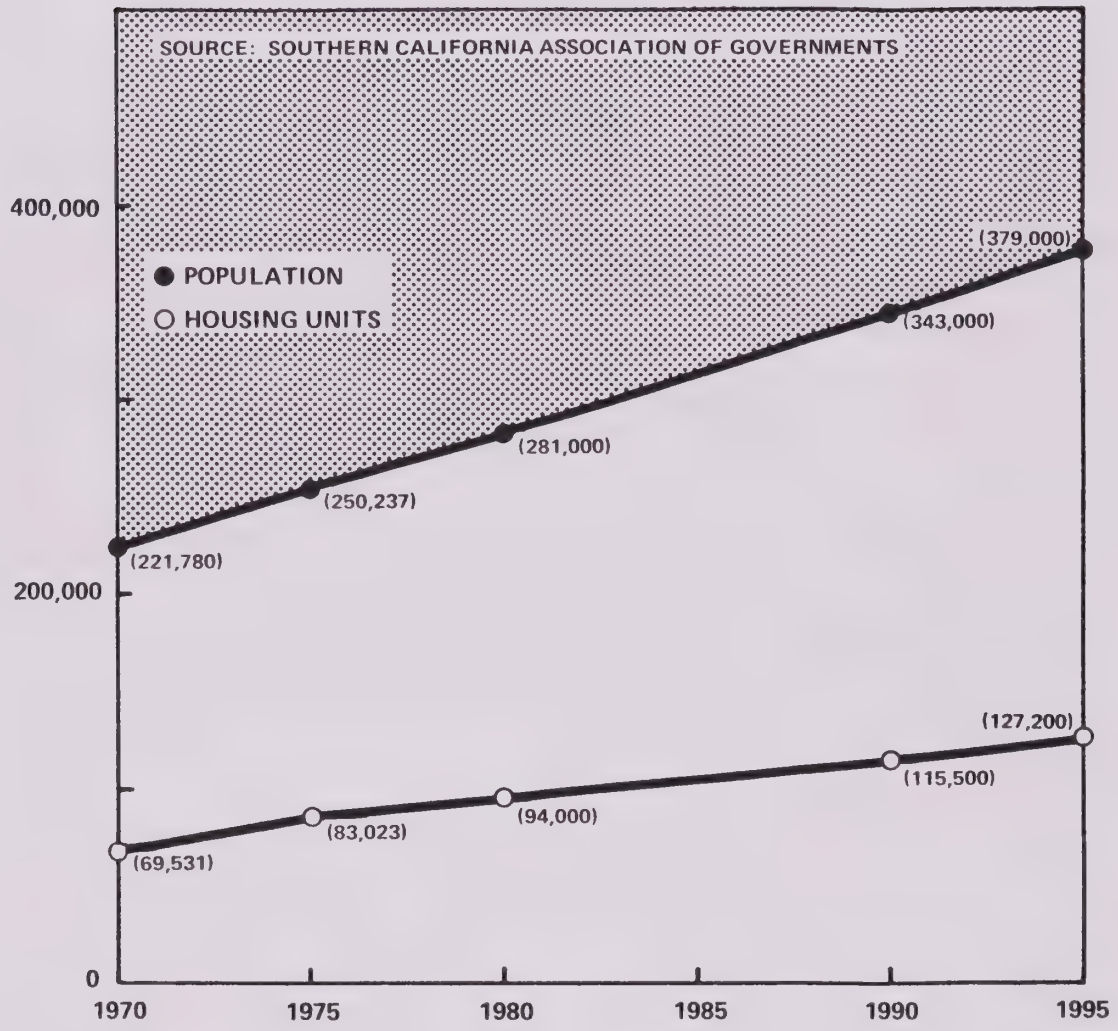


B. GROWTH OUTLOOK

Corona is part of a regional economic system and many of the factors which will influence growth in Corona are generated outside of the City. These factors are best viewed through regional population patterns.

The chart on the following page (Figure 1-3) illustrates the growth projections for the Corona area published by the Southern California Association of Governments. These projections indicate that the population in the Riverside-Corona-Norco area will increase by approximately 128,000 between now and 1995. Historically, the City has accommodated approximately 20 percent of the region's population growth on an annual basis. The General Plan realizes and provides for the City's active participation in the regional housing market. At the same time, the Plan reflects the City's obligation to residents, both current and expected, to provide the essential urban services.

FIGURE 1-3
POPULATION AND HOUSING FORECAST FOR THE
RIVERSIDE – CORONA – NORCO STATISTICAL AREA



LAND USE ELEMENT
OF THE
GENERAL PLAN

Rev. 2-16-94

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GOALS AND OBJECTIVES

1. Goals

A. To develop a land use pattern which meets the basic needs of Corona residents for essential services, working and living areas, and areas for pursuit of leisure time activities.

B. To conserve, protect and enhance natural resources for the benefit and enjoyment of the resident population and the region and guide future development in a direction that maximizes the utility of natural resources.

C. To economize on the costs of municipal facilities and services and the extension of these services by phasing residential development in a manner consistent with availability of public improvements.

D. To establish municipal control over the development of the City to avoid physical, governmental and fiscal problems generated by premature residential growth.

E. To maintain an economic balance among land uses.

F. To set standards for municipal services and maintain this quality of service throughout the City.

G. To consider the land use requirements and population pressures within the region, state and nation while maintaining standards for essential services.

2. Objectives

A. To encourage a cohesive pattern of growth extending outward from the developed sections of the City.

B. To encourage upgrading and intensification of use in the Central Business District (CBD) and establish the CBD as the commercial, administrative and financial center of the community.

C. To actively promote development of the City's industrial base which meets industrial development standards maintained by the City.

D. To insure that developing areas are properly served with essential city services, utilities and facilities.

E. To encourage and promote flexibility and individuality in development.

F. To encourage the grouping of convenience and service facilities into integrated centers providing a full range of goods and services properly related to the neighborhoods served.

G. To develop special areas for establishment of highway-related uses.

H. To protect development that may occur in areas sensitive to development due to hillside character, geologic hazard or flood hazard.

I. To phase development in relation to City service availability.

J. To evaluate the impact of development on the City's ability to provide municipal services and its fiscal position.

K. To evaluate the impact of development decisions of other jurisdictions serving the City's citizens.

L. To phase the extension of infrastructure and municipal services to promote an orderly pattern of development.

M. To distribute the cost of new facilities and services to those generating the needs for additional municipal services.

N. To recognize the economic decline of agricultural land uses within the City, while continuing to protect those remaining economically viable agricultural lands from incompatible land uses.

O. To require the master planning of infrastructure systems in major new development areas.

P. To provide funding mechanisms which equitably share the costs of infrastructure systems in new development areas among the beneficiaries of development.

Q. To accommodate implementation flexibility through the use of innovative development control mechanisms such as specific plans and Community Facilities Plan.

R. To insure that major new development areas are self-supporting and will not cause an unacceptable loss of municipal service levels in the developed portions of the City.

S. To protect established neighborhoods in major new development areas from adjacent incompatible uses.

T. Within the area located south of Ontario Avenue, new development shall be designed to be compatible as it interfaces directly with existing older single family homes. This shall be accomplished by providing a compatible transition between housing having different characteristics.

U. To provide for the managed production of hydrocarbon and mineral resources with economic benefit including oil, gas, clay and other minerals in a manner consistent with land use policy and environmental goals.

V. To coordinate with the School Districts to provide for adequate school sites and facilities within new residential development areas.

2.0 LAND USE

The Land Use Element designates the proposed general distribution, location and extent of land for residential, commercial, industrial, and agricultural uses, natural resources, recreation and enjoyment of scenic beauty, education, public buildings, waste treatment facilities and other public and private uses. In addition, the Land Use Element includes a statement of population and building densities and it identifies areas covered by the Plan that are subject to flooding.

The Land Use Element contains two components. These are:

1. The Land Use Distribution Plan indicating the pattern, location and amount of land that will be devoted to the various land uses.

2. The Implementation Program indicating the adopted mixture of policy positions and action programs required to implement the plan.

The development of the Land Use Element is based on the goals and objectives of the Corona General Plan. Stated in summary form, these are:

- *Development of efficient alternative land use patterns for declining agricultural lands which recognize the need to provide transitional controls to protect continuing, viable agricultural operations.*

- *Development of a cohesive growth pattern extending outward from the developed sections of the City.*

- *Upgrading the CBD as the commercial, administrative and financial center of the community, and development of specialized commercial areas for convenience shopping and highway commercial uses.*

2.1 THE LAND USE DISTRIBUTION PLAN

The land use distribution pattern for the City and the Sphere of Influence is shown on the General Plan Map. The major features in the Land Use Distribution Plan are described below.

A. Land Management Areas

Not all the land within the City and the Sphere of Influence is suitable for residential development. The Plan guides growth and development away from areas that are sensitive to development and directs development to areas that have the potential to sustain growth.

The Land Use Distribution Plan includes a substantial amount of land where development should be carefully controlled. These areas are indicated as Land Management Areas. They include portions of the Planning Area with vertical slopes over 25 percent; the 100-year flood plain, the Prado Basin and areas included in the Seismic Safety Element's Hazard Management Zone.

The General Plan utilizes controls of a permanent nature to regulate development in the identified Land Management Areas. The characteristics of these areas and the recommended control mechanisms include:

1. Slope Management Areas: Residential development in areas with steep slopes in excess of 25 percent shall be limited to low density residential development, and, based on individual circumstances, custom home sites. Where slopes above 25 percent are evident, development difficulties often include the provision of proper access, utility service and site improvements.

   Areas with slopes over 25 percent are recommended for permanent land use controls with a maximum residential density of 1.0 dwelling unit per acre. Development in these areas shall, where possible, retain the natural skyline, ridges, drainage courses and natural outcrops. All significant development shall be subject to Environmental Impact Review procedures and Hillside Zoning regulations.

2. Flood Hazard Management Areas: Flood hazard areas are designated in Figure 2-1. These areas include the Prado Basin and the area within the Federal Insurance Administration Flood Hazard Boundary. Within the Prado Basin, development is regulated by the U.S. Army Corps of Engineers. Proposed uses include natural open space, public park and other recreational uses, agriculture, and other public uses.

Areas included within the Flood Hazard Boundary (100-year flood plain) are designated for permanent control by means of a Flood Plain Overlay Zone which allows development of the underlying land use only after specific property development standards have been satisfied.

3. Geologic Hazard Management Areas: Geologic hazards include the fault zone of the Chino Fault and portions of the Prado Basin that may be subject to liquefaction in the event of seismic activity. The policy approach to areas with potential geologic hazards is similar to that utilized for areas within the Flood Hazard Management Areas. It includes use of a Hazard Management Overlay Zone to indicate areas where geologic hazards may exist that require geologic evaluation prior to development approval. These areas are shown in Figure 2-1.

   Evaluation of these areas should be included in a required Environmental Impact Review prior to development, and, as appropriate, mitigation measures would require adequate building setbacks from identified faults and other controls that may be required to reduce and potential hazard. Land Management Areas are summarized in Table 2-1.

4. Controlled Development/Open Space: Areas of controlled developed require a very low level of development as a result of environmental considerations including erosion, landslides, rockfall, steep slopes, fault zones, fire hazards, difficulty of providing city service, flood hazards, biological and archaeological resources, liquefaction and other environmental or safety constraints. The controlled development designation is intended to limit development in environmentally sensitive areas, to protect human health, safety and welfare and to protect and preserve hillsides, ridgelines and sensitive habitats. The uses permitted in this designation are limited to open space, public and private parklands and low intensity recreational uses and residential dwellings with a maximum density of one (1) unit per ten (10) acres.

Table 2-1: Land Management Areas Influenced by Permanent Development Controls

Land Management Features	Acres	Control Mechanism
Steep slopes	810	Hillside zoning
Flood hazards*	2,770	Flood Plain overlay zone
Geologic hazard	850	Environmental Review/Hazard overlay zone



GENERAL PLAN FIGURE 2-1

Land Management Areas

- SLOPE MANAGEMENT AREAS
- FLOOD HAZARD MANAGEMENT AREAS
- GEOLOGIC HAZARD MANAGEMENT AREAS
- PRADO FLOOD CONTROL BASIN

City of Corona

GENERAL PLAN LAND USE ELEMENT

* 100-year Flood Plain and Prado Basin within the Corona Corporate Limits.

B. Open Space Areas

Open space includes park land and privately maintained open space not designated in the above land use classification. Open space areas also encompass lands used for managed resource production.

C. Public and Institutional Facilities

Public facilities include the civic center area, existing schools and proposed school sites, hospital sites, Corona Municipal Airport and other public service and institutional facilities in the Planning Area. Public facilities are not shown on the General Plan for land that is beyond the limits of the urban area with the exception of a previously acquired school site on Buena Vista.

D. Industrial Development

Industrial development includes a major portion of the City north of the Riverside Freeway and areas within the City and the Sphere of Influence adjacent to the route of Interstate 15. Two types of industrial areas are indicated. These are Light Industrial and General Industrial areas.

The Light Industrial areas are located to provide sites for industrial activities including industrial parks, research, development, assembly, distribution, and related service uses. These areas will be developed in accordance with property development standards requiring regulated site coverage, quality landscaping, screening of open storage, setbacks, controlled signing and high-quality industrial structures.

General Industrial areas are designed to accommodate uses which, due to operational factors, may have negative impacts on adjacent areas due to noise level, smoke, dust, air pollution, glare, heat, vibration or other conditions. Like the Planned Industrial areas, these areas will be developed in accordance with City property development standards.

E. Commercial

Commercial activity within the Planning Area is concentrated into the Central Business District, Neighborhood Centers, Office Professional areas, Freeway Commercial and General Commercial areas. The generalized functions and characteristics include:

1. The Central Business District/Office Professional Area: The area is proposed to remain the central feature in the City's development pattern. Land use features include the Corona Mall with its pedestrian-oriented retail activities, surrounding professional offices and related commercial service establishments.

2. Neighborhood Centers: Neighborhood Centers are designated to provide convenience shopping for residents in the immediate vicinity including personal services, supermarkets, drug stores and related establishments.

3. Office Professional Areas: Office Professional areas include activities such as law, insurance, medical, dental, engineering and financial offices. Locations include the Central Business District and areas adjacent to Circle City Hospital. They may include separate garden office structures or they may be included in retail shopping areas as ground floor uses and/or second story tenants in a commercial area.

4. Freeway Commercial Areas: Areas designated for Freeway Commercial use provide for retail and service functions directly related to the freeway user. Services may include uses such as service stations, motor hotels, restaurants, rest stops, and other facilities oriented to freeway use.

5. General Commercial Areas: General Commercial areas include land allocations for automotive related uses, commercial services and other commercial establishments within the City. Major areas include portions of Main Street, Sixth Street, Ontario Avenue, and Magnolia Avenue.

6. Village Core Areas: Areas designated for activity centers and public facilities within master planned portions of the City, such as the area south of Ontario Avenue. Village cores are intended to be the focal point of the Village or planning area in terms of a place where residents can meet and participate in community activities. Examples of uses to be contained within the Village Core include: recreation centers, senior center, parks, library, schools, churches, health club and other public facilities.

   The precise type and mix of Village Core activities and their location shall be determined in conjunction with Specific Plans for villages. The configuration of the core areas should be flexible and incorporate the concepts as described in the Community Facilities Plan. Village core areas shall be consistent with the intent of providing accessibility to the surrounding neighborhoods through a system of pedestrian walkways, trails and greenbelts.

F. Residential Areas

Residential land use in the Planning Area includes development at five general densities. The density classifications are:

1. Low Density Residential: Development within this range includes traditional single-family units, large lot subdivision, and Planned Unit Developments with overall densities below six units per net acre.

2. Estate Residential: This category permits large lot residential development from 0-3 dwelling units per net acre. This designation is intended to accommodate single family detached housing with a variety of lot configurations ranging from 1/3 acre to over 5 acres in size. Clustering of development is encouraged in areas of steep topography in order to retain the natural scenic character of the hillsides. Open space or recreational uses which will add to the scenic character of the area and increase the area's residential marketability are encouraged. Such amenities may include equestrian facilities where such types of activities are determined to be compatible with continuing agricultural uses, riding and hiking trails, orchard or agricultural estates, golf courses, etc. The viability of such activities should be explored in the development of specific plans for this area.

3. Low-Medium Density Residential: Development within this category will range between 3 to 8 units per net acre and is intended to accommodate traditional single family subdivisions as well as small lot, zero lot line and patio homes.
   The intent of this use category is to accommodate a wider range of single family detached products and lot sizes.

4. Medium Density Residential: Development will include duplexes, triplexes, townhouses and other types of cluster development at densities ranging from 6 to 15 units per net residential acre.

5. High Density Residential: Development in areas designated for High Density Residential uses will permit apartment complexes at a maximum density of 36 units per net acre. Generally, development will include a mixture of walk-up apartments, attached townhouses and other residential uses integrated with outdoor living areas.

G. Agricultural Areas

Areas in the Land Use Plan designated for agricultural use include primarily citrus and avocado groves located in the southern portion of the City and the Sphere of Influence. Single Family Residential uses are permitted within the Agricultural/Rural Residential designation at a maximum density of one unit per five acres.

H. Residential Development Patterns

The pattern of residential development up to the present has been one of traditional subdivisions of a uniform lot size. The comprehensive planning of major undeveloped portions of the City provides the opportunity to utilize a variety of development techniques such as mixed-uses and mixtures of residential product types. Within the major undeveloped areas of the City, it is logical that development will occur in smaller increments and that in fact, a neighborhood/community size will emerge to provide a nucleus around which neighborhood identity and community structure can be built. In the most general sense, the concept for development which embodies this neighborhood character is one which is focused on a village core or activity center surrounded by residential neighborhoods and bounded by major roadways. The intent is to provide identifiable villages at this larger scale.

The village cores should be located to provide maximum community access, thereby encouraging pedestrian and bicycle trips to neighborhood commercial and community services. This locational relationship of home near services would also reduce local auto trips and traffic congestion, and strengthen a sense of neighborhood and community identity.

I. Residential Density Mix

Residential density is assigned in density ranges to facilitate flexibility in plan implementation. In order to implement the concept of flexibility in the plan, major master planned areas of the City may be given a target density or average yield per gross acre within the density ranges specified for the residential categories outlined above. The target density average will result in maximum yield for the areas for infrastructure and road planning purposes. Flexibility occurs with this designation of a density range which would allow individual projects to be built at any density within the range. However, the maximum number of dwelling units resulting from development of the entire plan designation area could not exceed the target density average yield for the area.

The administrative management of unit allocation will occur during the precise planning process of individual project review. To facilitate this management, the City should review precise plans on a Planning Unit basis rather than in incremental subareas of Planning Units. A planning unit is defined as an area of common density range and target density as shown on the South Corona Community Facilities Plan Land Use Exhibit.

Where planning units fall entirely within one ownership, the allocation of units will be entirely to that ownership. Where Planning Units are composed of multiple ownerships, the allocation for potential units shall be done on a percentage of land area basis. If a property within a Planning Unit comprises 25% of the land area of that Unit, then it should receive 25% of the target density yield for that Planning Unit.

In terms of the distribution of densities allowed within any one property ownership, this is controlled by the density range assigned to that Planning Unit and by the overriding intent of the Plan to intensify development adjacent to the village core. As an example, if a property is allowed a density range of 6-15 du/acre with a target density of 7 du/acre, the portion of the property closest to the village core should have the highest densities with the lower densities in the range allocated to the portion of the property farthest from the village core. The average yield of the property cannot exceed 7 du/acre. Consistency with surrounding land uses should also be a consideration in determining level of land use intensification.

The concept of providing a dwelling unit range allows for a diversity of housing product types which can respond to changing market conditions and can aid in implementing housing objectives relating to availability of a broad range of housing types.

J. Compatibility with Existing Residential Development in South Corona

Within the area south of Ontario, there are existing enclaves of larger lot residential development which will experience adjacent urban development. The following policies are intended to assure compatibility in lot areas between new and existing residential areas. The neighborhoods to which these policies apply and other more specific design solutions shall be formulated as part of the Specific Plans for each sub-area of South Corona.

1. Single family detached residential should be developed on lots that immediately abut existing single family residential housing or where the new housing is located directly across from and fronts on the street where existing residences occur. The frontages of these new lots should be similar in width to the existing lots, but shall not exceed 130 feet in width, and the new units restricted to a maximum height of two stories.

2. For new residential development that is located on the same block with existing developed residential lots, the lots for the new residences should be generally the same average sizes as the existing lots (within 90%) within the block but need not exceed one acre in area. This applies to frontage on both sides of the street.

3. Where new residential lots back directly onto the rear of existing developed residential lots that are greater than one-third acre, then the minimum size of the new residential lots should be generally the same as the existing lots, but not to exceed one acre. If the existing developed residential lots are less than one-third acre, then the new lots should be at least the same size as the existing lots.

4. On a back on condition as described in item 3, the minimum rear yard setback adjacent to the existing developed residential lot shall be 30 feet. If a side yard occurs on a new residential lot that immediately abuts the rear property line of an existing residence, then the minimum side yard dimension shall be 15 feet.

5. For Item 4 above, new residential development will require a minimum six foot high opaque wall between the new and existing residential lots unless protest is received from the property owner of the existing residence.

2.2 LAND USE DISTRIBUTION SUMMARY

Table 2-2 includes a summary of proposed land use allocations based on the General Plan.

2.3 DEVELOPMENT PHASING

The phasing program included in the General Plan Land Use Element relates the growth anticipated within the City to the General Plan's goals and objectives. The program is based on the following:

A. Regulation of Growth Sequence and Location (encouraging growth in areas capable of supporting development by reason of service availability).

Table 2-2: Land Use Allocation*

Use Designation	Acres		% of Total
Residential (Low Density)	3,980		25.9%
Residential (Low-Medium)	1,862		12.0%
Residential (Medium Density)	710		4.6%
Residential (High Density)	840		5.5%
Estate Residential	1,753		11.4%
Total Residential		9,145	59.4%
Commercial	640		4.2%
Village Core	50		.4%
Commercial CBD	30		.2%
Total Commercial		720	4.8%
Industrial (General)	1,320		8.6%
Industrial (Light)	1,322		8.6%
Total Industrial		2,642	17.2%
Public Facilities		230	1.5%
Open Space		450	2.9%
Flood Control Basin		920	6.0%
Slope Management Areas		810	5.3%
Freeway		420	2.7%
TOTAL		15,337	100.0%

*Within the Corona Corporate Limits (1986).

B. The need to guide development to areas where improvements are master planned and implementation financing mechanisms are established, and to discourage development in areas where improvements are not scheduled.

C. To discourage a sprawling development pattern with adverse impacts on facility costs.

D. The need to encourage development in proximity to existing public facilities.

2.4 CONTROLS WITH A TEMPORARY DURATION

Controls with a temporary duration are utilized where development will be phased throughout the planning period. These controls vary for different areas of the City depending on land use, service availability and environmental conditions. For areas within a Specific Plan, the phasing program is contained within the respective specific plan document. For the South Corona area, the following phasing program is established:

A. A Development Phasing Plan has been approved for the 4900 acre area south of Ontario Avenue, referred to herein as the South Corona Planning Area. This area can be developed consistent upon the preparation of necessary infrastructure planning and the creation of a financing plan for the implementation of necessary improvements.

   Development occurring within the South Corona Planning Area shall be in accordance with the following provisions: The maximum number of new residential unit building permits issued for South Corona should not exceed 3,333 by June 30, 1990; 6,666 by June 30, 1994; 10,000 by June 30, 1998; and 12,500 by June 30, 2001. No new residential building permits in excess of 10,000 shall be issued unless the Corona City Council, through public hearing, has determined by 4/5th vote, that any such additional new residential units shall be adequately served by all necessary public facilities and services and that no interference with the public health, safety or welfare shall occur by virtue of the construction of such additional residential units.

The phasing program supports neither the extreme of unrestrained growth nor the cessation of growth. Rather than either of these approaches, the Phasing Program conceptualizes the extension of residential growth outward from the existing development portions of the City in a pattern that will minimize incremental costs of providing public services.

2.5 IMPLEMENTATION PROGRAM

The Implementation Program describes the tools, techniques and strategies the City will use to achieve the goals and objectives of the Plan. It will be necessary to use a mix of tools and techniques to achieve the Plan objectives in an equitable and cost effective manner. The program included in this section of the Plan is designed to work as a system to implement the City's stated goals and objectives.

It should be recognized that implementation of the General Plan requires participation by both the City, the citizenry, and the landowner/development interests if it is to be truly successful in achieving stated objectives. This in essence, requires a "partnership" between public and private interests, particularly in times of limited municipal budgets. Thus, while more implementation actions are becoming the financial responsibility of the private sector, the City should make a commitment to provide implementation support within its means and its legal abilities. Such

support may be particularly helpful in the organization and administration of special districts, assessment districts, reimbursement agreements, use of eminent domain and other techniques which may be necessary to achieve a comprehensive implementation program.

2.6 ELEMENTS OF THE IMPLEMENTATION PROGRAM

The implementation program integrates a series of individual legislative and administrative techniques into a system that will guide the direction of Corona's growth. The program consists of the following:

A. Physical phasing of residential development areas based upon the provision of adequate infrastructure and municipal services.

B. Coordination of development proposals with other jurisdictions to provide adequate facility capacity;

C. Community Facilities Plans and Specific Plans for master planning larger property holdings or multiple ownership areas which require coordinated planning and implementation;

D. Development of a Capital Improvement Program or Assessment District to support areas for development. In the South Corona Planning Area, no owner of existing improved residential property as of July 16, 1986, shall be required to participate in the payment of any new streets, sewer lines, water lines, drainage or other public facilities which may be required for development unless they directly benefit from such improvement; and

E. Master planning infrastructure systems to provide coordinated service improvements to major development areas.

Figure 2-2 illustrates the relationships between Plan objectives and regulatory actions that make up the implementation process. Through this process, general policy statements are translated into specific applications of policy, first to specific subareas of the City, and eventually to development on individual parcels. This process relates to both urbanized and non-urbanizing areas.

2.7 TECHNIQUE DISCUSSION

The following describes the techniques to be used in implementing the Plan.

A. Coordination of Development Proposals with Other Jurisdictions

The City is only one of the jurisdictions which provides the services to accommodate development. Implementation of the general planning goals and objectives will require formalization of administrative mechanisms to coordinate development with other public bodies. Other agencies include, but are not

limited to:

- Corona-Norco Unified School District; Alvord Unified School District
- Santa Ana Regional Water Quality Control Board;
- County of Riverside;
- Western Municipal Water District;
- More localized special districts involved in service provision and facility extension;
- U.S. Army Corps of Engineers;
- State of California Department of Transportation;
- Southern California Association of Governments;
- Air Quality Management District; and
- Other environmental review agencies.

Because the need for new schools is directly related to the location, density and timing of new residential development, the City should coordinate with the School Districts as early as possible in the planning and development process. If the City Council determines that existing school facilities will not be adequate to serve new residential development, that development may be required to provide fair share mitigation of school facility impact pursuant to state law and city ordinance.

B. Specific Plans

Specific plans are a key element to implementation of the General Plan. The purpose of these specific plans is to provide a tool for planning larger property holdings which require a comprehensive approach to problem solving, and for planning areas of multiple ownership which require coordination to solve planning and infrastructure problems.

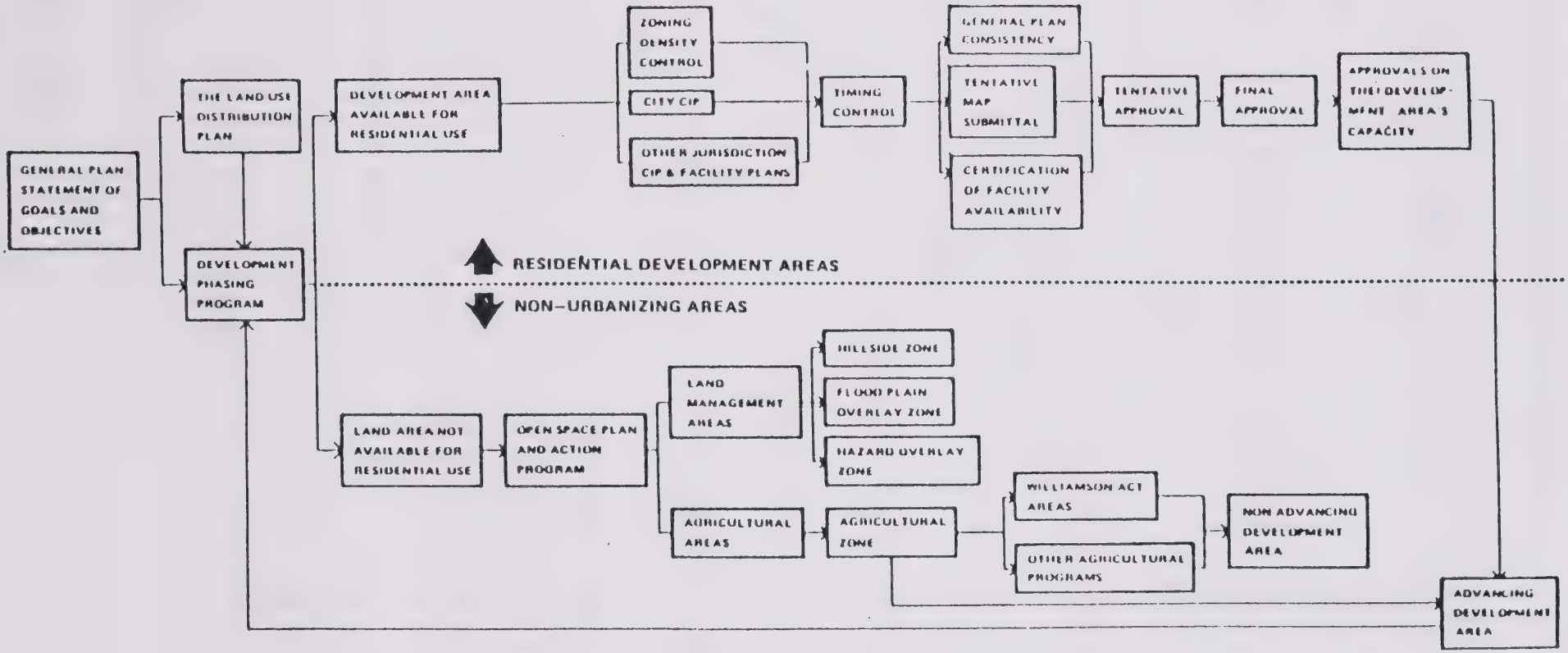
Reliance on specific plans as an implementation technique is based on several factors. First, specific plans can apply to particular areas of a City and thus can address unique or special characteristics of an area. Second, specific plans are more detailed than general plans and as such are able to address issues and features of an area at a finer level of specificity than the General Plan. Thus, specific plans are particularly appropriate to areas which, due to unique conditions, require detailed regulations, conditions and programs to guide future use and development.

C. Capital Improvement Program

The Capital Investment and Improvement Programs of the City and other jurisdictions providing services and facilities in the area, must operate in parallel with plan policies and with other implementation techniques. Availability of these public facilities becomes a major controlling force in development phasing.

FIGURE 2-2

CORONA GENERAL PLAN IMPLEMENTATION STRATEGY



Capital programming time frames provide the rough outline for planning time frames and through knowledge of city facility requirements, the most effective use of public resources can be achieved.

D. Open Space

Many of the techniques described above are usable as means of preserving open space. Land or development rights may be purchased with public funds (local and non-local) and, where possible, with private funds. They may be secured through deed or gift. In some cases, dedication or reservation of lands, or payment of equivalent fees for purchase, may be required as part of the subdivision process.

The subject of agricultural preservation presents different and more difficult issues. In addition to the Williamson Act, other implementation techniques and strategies are available. They may include:

1. Public agency purchase followed by either lease back or sale back to the original owners and operators.

2. Cooperation in addressing the increasing costs of grove operation to the extent feasible.

3. Purchase of rights to uses other than agricultural, so called development rights purchase.

4. Supportive land use and development policies in the balance of the City, that reduce development pressure on agricultural lands and reduce intrusion by residents of neighboring urban lands.

In addition to the permanent preservation of open space, interim preservation of some open space areas (such as agricultural uses) may be desirable. This objective can most logically be pursued where agricultural uses continue to be economically viable. Where this is the case, appropriate protection should be afforded the agricultural use through buffering from surrounding urban development, and the continued use of Williamson Act contracts.

E. Community Facilities Plan

The implementation of the General Plan for the South Corona Planning Area shall be accomplished through a Community Facilities Plan to assure overall coordinated development consistent with community planning objectives. The Community Facilities Plan provides policy direction and detailed guidelines for subsequent specific plans and individual development projects, functioning as the mechanism to establish zoning, and to bridge the General Plan with future planning and development efforts.

The Community Facilities plan would include the following components: master planned infrastructure systems and road improvement standards and requirements, identification of public facilities such as schools and parks, funding plan, development phasing program, community design standards and guidelines, establishment of the maximum number of units by land use category and planning sub-areas, and procedures for subsequent levels of planning.

The Community Facilities Plan, following receipt of a recommendation from the Planning Commission, shall be adopted by resolution of the City Council and become an official document of implementing policies and standards which must be incorporated as part of subsequent specific plans and development proposals. Development within master planned areas of the City shall be consistent with and adhere to the requirements of the Community Facilities Plan.

In order to insure coordinated development consistent with the General Plan objectives for the South Corona Planning Area, general plan amendments, zone changes or specific plans for this area shall not be accepted for filing until such time as the Council has adopted the Community Facilities Plan.

CITY OF CORONA

CIRCULATION ELEMENT
OF THE
GENERAL PLAN

CIRCULATION
GOALS AND OBJECTIVES

1. Goals

- To provide a safe and efficient system for movement of people and goods in the City of Corona through City actions and coordination of all agencies involved in development of circulation facilities in the Corona area.

- To increase the mobility of residents through development of an adequate and balanced transportation system that includes automotive and non-automotive transportation considerations.

2. Objectives

- To require new developments to provide adequate right-of-way widths for future needs as well as current travel demands.

- To develop an integrated circulation system to accommodate local and inter-city needs.

- To plan a circulation system that supports a cohesive development pattern that will minimize trip lengths and reduce harmful impacts of automotive use.

- To support development of non-automotive transportation.

CIRCULATION

The Circulation Element establishes goals, objectives and principals for the development of the major circulation systems in the City of Corona and the Sphere of Influence. These include freeways, major secondary and collector streets, airport facilities and related facilities which provide for the movement of people and goods into, around and through the City and the surrounding area.

In addition to these facilities, non-motorized circulation in the form of pedestrian and bicycle paths is encouraged to be developed within major new development areas. This level of circulation facilities is intended as a non-motorized support system within specific development areas rather than an integrated city-wide system. The intent of this non-motorized trail system is to provide pedestrian and bicycle linkages between residential areas and points of activity such as village centers, schools, parks. These linkages are intended to strengthen the concept of neighborhood identity and community access while at the same time, reducing local auto trips and traffic congestion.

3. COMPONENTS OF THE CIRCULATION SYSTEM

In Corona, the circulation system includes a network of air, rail and automotive related movement systems. Figure 3-1 illustrates each component in the system. these are:

A. Airports

The city of Corona operates the Corona Municipal Airport located in the northwestern portion of the City. The facility serves the City and surrounding area's need for business, agricultural, instructional and recreational flying. Additional air facilities serving the City include the Riverside Municipal Airport, Ontario International Airport and Orange County Airport.

The Circulation Element provides for continued operation of the Corona Municipal Airport in relation to the needs of fixed base operators and requirements of the surrounding service area.

B. Rail

Freight service is provided to the City by the AT & SF. There are no provisions for direct passenger service in Corona.

3.2 GENERAL DEVELOPMENT STANDARDS

Development standrds for Major and Secondary Highways and Collector Streets are illustrated in Figure 3-2. They include:


GENERAL PLAN FIGURE 3-1
Circulation
FREEWAY
MAJOR
SECONDARY
COLLECTOR
RAILROAD
AIRPORT
INTERCHANGE
NORTH / SCALE IN FEET 0 3000
City of Corona

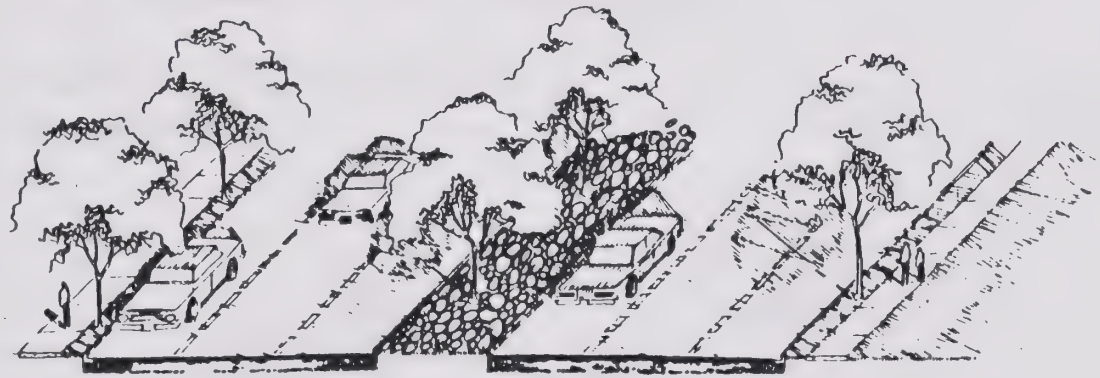
MAJOR HIGHWAYS

MAIN STREET (ONTARIO TO CHASE), MAGNOLIA AVENUE, MC KINLEY STREET.



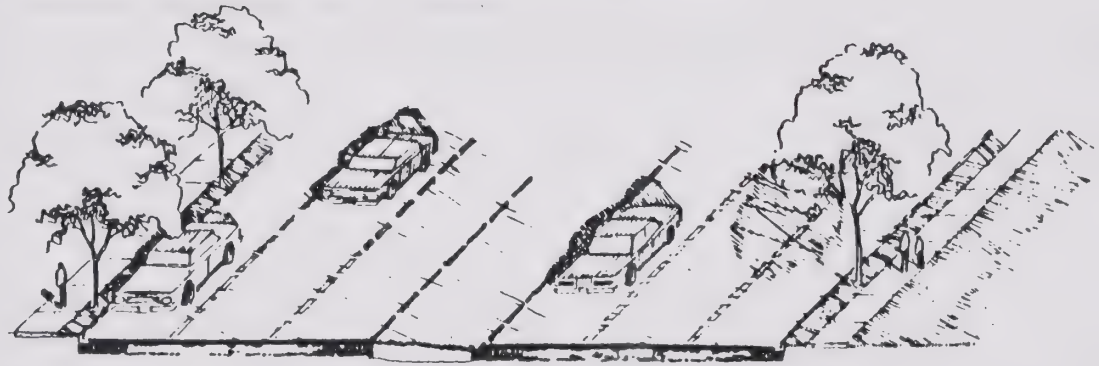
Right-of-way — 88 feet - 130 feet; Moving lanes — 4; Parking lanes — 2

RIVER ROAD



Right-of-way —110 feet; Moving lanes — 4; Parking lanes — 2

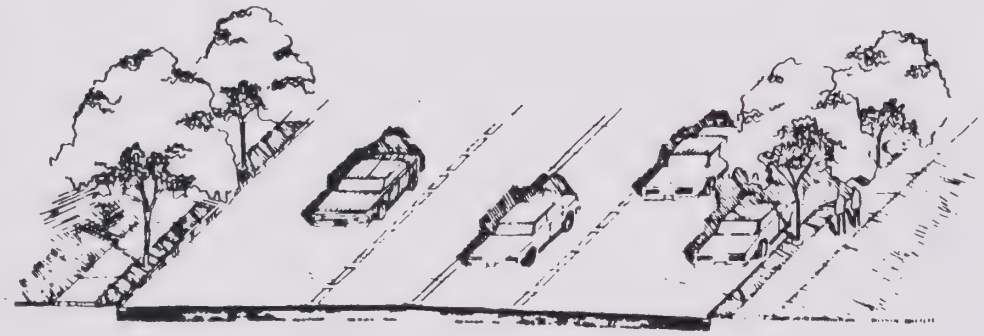
MAIN STREET (NORTH OF ONTARIO), GRAND BOULEVARD, RIVER ROAD (LINCOLN TO MAIN), ONTARIO AVENUE.



Right-of-way — 88 feet - 130 feet; Moving lanes — 4; Parking lanes — 2

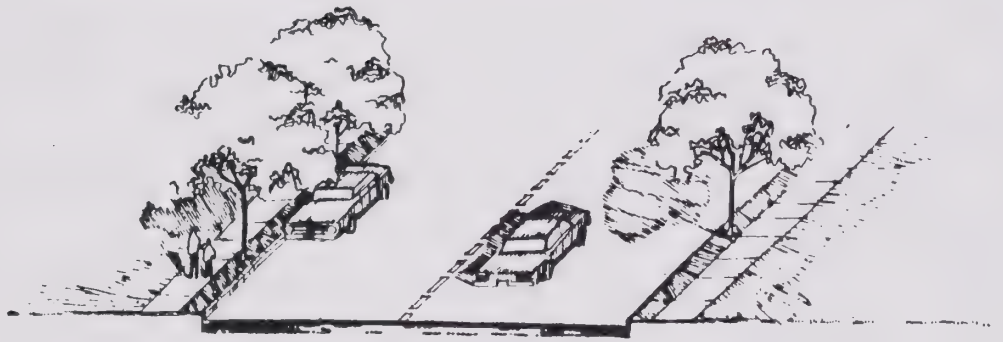
FIGURE 3-2a GENERAL GUIDELINES FOR HIGHWAY CROSS SECTIONS

SECONDARY HIGHWAYS



Right-of-way – 88 feet; Moving lanes – 4; Parking lanes – 2

COLLECTOR STREETS



Right-of-way – 68 feet; Moving lanes – 2; Parking lanes – 2

A. Major Highways

1. Right-of-way	88 feet -- 130 feet
2. Moving lanes	4 to 6
3. Parking lanes	2

B. Secondary Highways

1. Right-of-way	88 feet
2. Moving lanes	4
3. Parking lanes	2

C. Collector Streets

1. Right-of-way	68 feet
2. Moving lanes	2
3. Parking lanes	2

CITY OF CORONA

HOUSING ELEMENT
OF THE
GENERAL PLAN

CITY OF CORONA

FINAL

Housing Element of the General Plan

APPROVED OCTOBER 18, 1989

CITY COUNCIL RESOLUTION #89-127

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I. INTRODUCTION

AUTHORIZATION

Housing elements were mandated by legislation enacted about two decades ago in 1967. In 1977, "Housing Element Guidelines" were published by the State Department of Housing and Community Development (D/HCD). The "guidelines" spelled out not only the detailed content requirements of housing elements but also gave the D/HCD a "review and approval" function over this element of the General Plan. In 1981, the Roos Bill was passed, thereby enacting Article 10.6 of the Government Code. This bill, in effect, placed the guidelines into statutory language and changed the D/HCD's role from "review and approval" to one of "review and comment" on local housing elements.

The legislation also requires an update of the housing element every five years with the first update mandated by statute to occur by July 1, 1989. The City's current housing element was adopted in late 1985 and addressed adequately all of the Statewide requirements and local goals. After adoption by the Corona City Council, another revised element is mandated by 1994. By that time, much of the data and statistics from the 1990 Federal Census of Population and Housing should be available for the required update. The 1994 Corona Housing Element also will need to describe the progress made on achieving the goals and objectives stated in this Housing Element.

BACKGROUND

In 1967, a housing element became the third mandated part of a General Plan. During the ensuing 15 years numerous revisions were made to the required contents of community housing elements. In 1981, Article 10.6 of the Government Code was enacted and now describes the content requirements of local housing elements. This legislation, commonly referred to as the Roos Bill, requires that a local housing element include an assessment of housing needs; an inventory of resources and constraints; a statement of goals, policies and objectives; and a five-year housing program.

The Housing Element is one of seven required elements which are included in the Corona General Plan. The Housing Element, in complying with the letter and spirit of Article 10.6, must respond to the four major issues which are listed on the next page.

1. What are Corona's housing needs?
2. What can the City realistically do about meeting these needs?
3. What are the housing goals and policies of the City?
4. What specific actions can the City take to meet housing needs?

PURPOSE OF THE ELEMENT

The purpose of the Housing Element is to identify local housing problems and needs and to identify measures necessary to mitigate and alleviate these needs and problems for all economic segments of the community. Another key purpose of the Housing Element is to contribute to meeting the State housing goal as stated below:

> "The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." (Section 65581).

General, statewide purposes of local housing elements are influenced by the legislative policy and intent of Article 10.6. Section 65581 contains the following declarations which describe the legislature's intent in enacting the most recent revisions to the housing element law:

"(a) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward the attainment of the state housing goal." (emphasis added.)

"(b) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs."

"(c) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community."

"(d) The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs."

The majority of the Housing Element is presented in Chapters IV through VII; as follows:

Chapter IV – Condition of the Housing Stock
Chapter V – Housing Assistance Needs
Chapter VI – Projected Housing Needs
Chapter VII – Equal Housing Opportunity

Chapter IV deals with the condition and quality of the existing stock. Consistent with State law, the analysis includes an assessment of needs; resources and constraints to addressing housing needs; a statement of goals, quantified objectives and policies; and a five-year program of action steps.

Chapter V deals with housing assistance needs. The needs assessment covers "housing costs in relation to ability to pay" and "housing needs of special groups". The resources and constraints inventory presents information on local, state and federal programs, and income eligibility criteria established for various programs. This chapter also presents goals, objectives and policies. The five-year program describes the actions that reduce the housing costs for low and moderate income households.

Chapter VI deals with the need for new housing in the City during the next five years. The needs assessment includes a discussion on population and employment trends and the City's share of regional housing needs. The inventory of resources and constraints includes an assessment of the factors listed below:

1. Land supply; residential acreage; availability of suitable residential sites.
2. Availability and capacity of local public services and facilities.
3. Residential land use and zoning controls.
4. Building codes and enforcement.
5. Site improvement requirements.
6. Fees and other exactions required of residential developments.
7. Local processing and permit procedures.
8. Utilization of State and Federal housing programs.
9. Land costs.
10. Construction costs.
11. Availability of financing.

In addition, this chapter includes a statement of "goals, objectives and policies" and a five-year housing program.

The topic of "equal housing opportunity" is presented in Chapter VII.

CITIZEN PARTICIPATION

The revised Housing Element was prepared in light of current and past public participation activities encouraged by the City of Corona. The activities have included Block Grant public participation efforts as well as the extensive citizen involvement during the redesignation of the Circle Area. In addition, public hearings were conducted during the adoption phase of the revised Housing Element.

Prior to adoption and preparation of the Final Housing Element, the City accomplished the following:

- Circulated the (revised) housing element to housing interest groups in the City including church groups, low income organizations and senior groups.
- Noticed all public hearings by postings at community centers, libraries and the City Hall.

II.
SUMMARY

Corona's Housing Element includes the following:

- Housing Stock Condition
- Existing Housing Needs for All Income Levels
- Projected Housing Needs for All Income Levels
- Equal Housing Opportunity

HOUSING STOCK CONDITION

According to the most recent data, the substandard housing supply is less than 600 housing units or 3% of the entire supply in the City. Most of the housing in substandard condition can be improved. Only 60 dwellings of the substandard housing inventory are "dilapidated;" therefore, the remainder of the deteriorating stock can be improved and brought up to standard condition. These data are derived from the 1989 Survey of Housing Conditions.

HOUSING ASSISTANCE NEEDS

Housing assistance needs are estimated on the basis of the lower income households that are paying more for housing than they can afford. Because there are presently no programs which reduce the mortgage payments of existing owners, the estimate of need, in effect, pertains to renter households. There are presently 1,800 lower income renter households that are spending 30% or more of their income on housing costs, according to data compiled by the Southern California Association of Governments.

Under present law, a housing element also must include an analysis of special housing needs. Seven groups are included within the meaning of special needs including: handicapped, elderly, large families, overcrowded households, female headed households, farm worker households and the homeless. Background information on these special needs groups are included Chapter V.

PROJECTED HOUSING NEEDS

Housing production needs refer to the number of new housing units that must be constructed in Corona over the next five years. These needs are projected by the Southern California Association of Governments for all cities in the region. During the next five years, it is projected that there is a need for 3,507 dwelling units to be constructed in the City. This amounts to 702 dwelling units on an annual basis.

State law requires housing element to identify opportunities for energy conservation in new development. There are several methods available for new housing developments. Some of these techniques, when appropriate, may be incorporated as mitigation measures in environmental impact reports. Still other methods may be identified during the preparation of specific plans and the site plan/project review process.

The governmental factors analyzed in the Housing Element include: 1) land use controls (Land Use Element and Zoning Code); 2) site improvements; 3) fees; 4) local processing and permit procedures; and 5) building codes. The analysis reveals that only in the areas of fees is there a potential constraint on the development of affordable housing. The Redevelopment Agency's fee reduction program serves to mitigate the impact of this constraint. There is sufficient land to respond to the housing production needs and a variety of housing types are allowed pursuant to the Land Use Element, Zoning Code and adopted Specific Plans. Land availability is not a constraint in Corona.

Another need that must be considered in community housing elements is equal housing opportunity. Local government has a limited role in this area because of the provisions already existing under Federal and State statutes. However, City policies in this area are described in Section VII.

TABLE 1
SUMMARY OF HOUSING NEEDS ASSESSMENT

Housing Stock Condition		< 600 Housing Units
A. Substandard Housing Units		
Existing Housing Needs	1980 Estimate	1989 Estimate
A. Housing Assistance Needs	----------	2,541 lower income households paying more than 30% on housing costs
B. Special Housing Needs *		
1. Handicapped (persons)	1,824	3,230
2. Elderly (persons)	1,592	4,333
3. Overcrowded (households)	920	1,509
4. Farm Workers (persons)	693	Decrease
5. Female Householders (households)	2,530	4,134
6. Large Families (households)	2,255	3,683
7. Homeless (persons)	NA	30 to 35
Future Housing Needs		
A. Population Growth Trends	----------	+14,415 persons 1980-1988
B. Employment Growth Trends		14,728 jobs, 1984-2010
C. Regional Share of Projected Housing Needs (# of housing needed, 1989-1994)		Very Low Income = 491
		Low Income = 648
		Moderate Income = 579
		High Income = 1,789

* Not additive; some categories refer to persons and others to households.

Sources: 1989 Housing Condition Survey.
Southern California Association of Governments, Regional Housing Needs Assessment, June 1988.
1980 Census of Population and Housing.
Southern California Association of Governments, Draft City Projections, February 1987.

With respect to housing costs, the existing apartment market and the sales housing market were surveyed in late 1988 and early 1989. It appears that the apartment rental housing stock is affordable to several income groups. The vacancy rate indicates some of the structures are still in the absorption stage and there are opportunities for turnover and mobility.

There are almost 1,400 mobile home spaces in 12 parks in Corona. A survey of these mobile home parks conducted in March 1988 reveals that most of these mobile home spaces/units are occupied by senior citizens households. The survey results indicate that the average monthly space rent ranges from $200 to $380.

With respect to new sales housing, a survey was conducted of 12 new developments in Corona. The survey, which was completed in March 1989, discovered the homes are available in a variety of price ranges. Four of the 12 new development surveyed had homes available for less than $150,000.

PROGRESS REPORT

Pursuant to State law, the 1985 Housing Element contains a consolidated statement of goals, objectives and policies. This part of the Summary Section is devoted to a brief overview of the progress made since late 1985 on implementation of the goals, objectives and policies. The progress report then provides a framework for revision and refinement of the City's housing plan and program.

Goals

Housing goals were established for:

- Existing Housing;
- New Housing;
- Housing Assistance;
- Equal Housing Opportunity;
- Removing Governmental Constraints.

Progress has been made toward the implementation of these goals, particularly in the areas of home repairs, housing production including rental housing, the provision of financial assistance for lower income households and the construction of 80 units of senior citizens housing.

There are three parts to the information which should be provided in an updated Housing Element, pursuant to State law:

a. "Effectiveness of the element" (Section 65588 (a)(2)): A comparison of the actual results of the earlier element covered with its goals, objectives, policies, and programs. The results should be quantified where possible (e.g., rehabilitation results), but may be qualitative where necessary (e.g., mitigation of government constraints).

b. "Progress in implementation" (Section 65583 (a)(3)): An analysis of the significant differences between what was projected or planned in the earlier element and what was achieved.

c. "Appropriateness of goals, objectives, and policies" (Section 65883 (a)(3)): A description of how the goals, implied objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.

EFFECTIVENESS

1. Between 1985 and April 1989, the City has issued 139 home improvement grants ranging between $1,500 and $3,000. The progress made exceeded the numerical objective of 100 housing units during a five-year period.

2. Currently, 148 lower income households are being assisted through the provisions of the Section 8 housing assistance payment program. In July 1985, 142 income-eligible households were being assisted.

3. The Redevelopment Agency's fee subsidy program has facilitated the development of 263 low and moderate income housing units.

4. Through a multi-family bond program, the City has facilitated the construction of 395 housing units for low and moderate income households.

5. With respect to neighborhood improvement projects, the City has financed with CDBG funds 16 projects for a total of $636,000 of needed improvements to streets, alleys, sidewalks and other infrastructure. These projects were financed between July 1, 1986 and June 30, 1988.

6. The City's five-year housing production target of 3,730 new housing units was exceeded; 6,475 new dwellings were constructed between 1985 and 1989. The new housing production total included both market rate and non-market housing.

7. 42 "density bonus" units for low and moderate income households have been constructed between July 1985 and January 1989.

8. The City has participated in mortgage revenue bond programs in the past three years and is now participating in a new mortgage revenue bond program with the County of Riverside which will facilitate the production of new housing for low and moderate income households.

9. The condominium conversion policy and mobile home park zone were implemented in the past four years.

10. The implementation status of the policies contained in the 1985 Housing Element is noted in the matrix below.

POLICY		ACCOMPLISHED	TO BE CONTINUED
1.	To assist in the maintenance, repair and rehabilitation of the housing stock.	Accomplished	To Be Continued
2.	To establish controls for the conversion of existing apartment buildings into community housing, such as condominiums, planned developments, community apartment projects and stock cooperatives.	Accomplished	
3.	To insure a reasonable balance of rental and ownership housing and variety of individual choices of tenure, type, price, and location of housing.		To Be Continued
4.	To establish criteria for the conversion of the existing multiple family rental housing to condominiums.	Accomplished	
5.	To reduce the impact of such conversions on tenants in rental housing who may be required to relocate due to the conversion of apartments to condominiums by providing for procedures for notification and adequate time and assistance for such relocation.	Accomplished	On-Going

POLICY		ACCOMPLISHED	TO BE CONTINUED
6.	To assure that purchasers of converted housing have been properly informed as to the physical condition of the structure which is offered for purchase.		On-Going *
7.	To insure that converted housing achieves a high degree of appearance, quality and safety as is consistent with the goals of the City.	Accomplished	To Be Continued
8.	To attempt to maintain a supply of rental housing for low and moderate income persons.		To Be Continued
9.	To continue to implement the Land Use Element of the General Plan.		To Be Continued
10.	To continue to promote the practice of "specific plans" and thereby encourage a variety of housing types and styles.	Accomplished	To Be Continued
11.	To continue to implement successful procedures which assure the adequate availability of public services and facilities.	Accomplished	To Be Continued
12.	Continue to implement a concurrent processing procedure for the multiple permit applications.	Accomplished	To Be Continued
13.	Undertake economically feasible programs to provide housing for low and moderate income households.	Accomplished	To Be Continued
14.	Continue and expand the participation of Federal and State agencies in housing assistance program.		To Be Continued
15.	Continue to utilize the "Affordable Housing Fund" as a means of meeting housing assistance needs.		To Be Continued
16.	Promote equal housing opportunity throughout the City.		To Be Continued

* Minimum conversion activity.

POLICY		ACCOMPLISHED	TO BE CONTINUED
17.	Promote housing which meets the special needs of large families, minorities, elderly, handicapped, and single parent households with children.		To Be Continued
18.	Promote greater awareness of tenant and landlord rights.		On-Going

PROGRESS IN IMPLEMENTATION

The City's previous quantified objectives for housing conservation and rehabilitation were met or exceeded. For example, the five-year objective of 100 rehabilitated units was exceeded by 39 dwellings in a three-year period.

With regard to housing assistance, the objective of 25 additional lower income households being assisted was not met. The number of households receiving Section 8 rental assistance increased from 142 to 148 during the past three years. The short-fall is not due to City or Redevelopment Agency action but, instead, to funding limitations of the U.S. Department of Housing and Urban Development.

New housing construction goals and objectives were exceeded. The City's location and land availability have served to meet a large housing demand due to regional market forces.

APPROPRIATENESS OF GOALS, OBJECTIVES AND POLICIES

The 1989 Housing Element update was accomplished only three years after adoption of the previous element. Major revisions to the policy direction of the document are unwarranted at this time. A continuation of the refined goals and policies should ensure that City actions are consistent with local goals, statewide legislation and Corona provides its share of regional housing needs.

FIVE-YEAR HOUSING PROGRAM SUMMARY (1989 TO 1994)

PROGRAM CATEGORY Housing Conservation and Improvement	Agency Responsible	Funding Source	Implementation Activities	Time Frame
Neighborhood Public Improvements	Planning Redevelopment Public Works	General Fund CDBG Redevelopment	Public improvements -- Streets, curbs, gutters & water lines	On-going per CDBG funding source
Home Improvement Repairs	Redevelopment	CDBG	$1,000 grants on a scattered site basis	On-going per CDBG funding source
Condominium Conversion Ordinance	Planning	General Fund CUP Fee	Applications may be filed only when vacancy rate exceeds 5%	Continued implementation
Mobile Home Park Zoning	Planning	General Fund	Exclusive zone for mobile home parks to preserve affordable housing	Continued implementation
Section 8 Existing Housing	Riverside County Housing Authority	US Dept of Housing & Urban Development	Financial rental assistance for 148 households	On-going per HUD funding
Circle Area Neighborhood Preservation	Planning	General Fund	Conservation of existing affordable housing by re-zoning	To be continued
Housing Assistance				
Section 8 Existing Housing	Riverside County Housing Authority	US Dept of Housing & Urban Development	148 households are currently assisted; 25 addt'l households over next five-years	On-going per HUD funding
Mortgage Revenue Bonds	County of Riverside Economic Dev. Corona Redevelopment Agency	Mortgage Revenue Bonds	Contribute to new construction of low & moderate income housing	To be implemented within next 2 yrs.
Density Bonuses	Planning Redevelopment	General Fund	Implementation of Gov. Code Section 65915-- for affordable housing	To be continued
Affordable Housing Fund	Redevelopment	20% set-aside Low & Moderate Income Housing Fund	Development Fee Subsidy; Site/Project Feasibility Analysis	To be implemented in next five years
Homeless Shelters	Planning Redevelopment	CDBG	Contributes funding to 2 shelters 1 in Corona, 1 in Riverside	To be continued

Housing Conservation and Improvement	Agency Responsible	Funding Source	Implementation Activities	Time Frame
Site Availability	Planning	General Fund	Processing of applications for entitlement to residential land use.	On-going implementation
Factory-Built Housing	Planning	---	Regulating the installation of mobile home lots on permanent foundations on residentially zoned lots	Continued implementation
Specific Plans	Planning	General Fund	Continuing implementation of major specific plans	Continued implementation
Second Units	Planning	---	Implementation of Provisions in Section 17.85.010 of the Zoning Code to permit second units	On-going implementation
"New Horizons Fair Housing Assistance Project"	Riverside County	CDBG	Contribute to public/ private efforts to ensure fair housing	On-going per HUD funding

QUANTIFIED OBJECTIVES

This sub-section sets overall quantified objectives for the construction, rehabilitation and conservation of housing. The City's quantified objective for the rehabilitation of housing is 100 dwelling units during the next five years (1989-1994). Corona's five-year quantified objective for affordable housing conservation is 1,554 housing units including rental housing assisted by the Section 8 programs, (148 current & 25 additional households), dwellings in mobile home parks and continuing affordability of density bonus units. The goals of preserving housing affordability also is promoted by City Council actions for the Circle Area Neighborhood Preservation. The City's new construction goal for five-years is 3,500 housing units.

INTERNAL CONSISTENCY

The Housing Element contains a full range of implementation policies and actions which address local and statewide issues. The recommendations of the element do not generate a need to amend or revise other General Plan elements for purposes of ensuring internal consistency.

III.
REGIONAL SETTING

DEMOGRAPHIC TRENDS

Many factors that influenced growth in Corona were generated outside the City for several years. For example, employment growth in Orange County, particularly in Anaheim and Irvine, induced a demand for housing in Corona and other nearby communities. Now the City is acquiring an employment base of its own that is projected to grow in the future.

For statistical purposes, Corona is associated with a tri-city subregion referred to as the Riverside-Corona-Norco Area (RCNA). Topographically, Corona is dominated by major natural features including the steep slopes of the Santa Ana Mountains and the Prado Basin. The regional setting of Corona is illustrated on Exhibit 1.

Historically, Corona has accommodated approximately 20 percent of the region's population growth on an annual basis. Corona's population increased at a dramatic rate during the 1960's. Between 1960 and 1970 the City's population more than doubled, increasing from 13,336 to 27,519 in 1970. Between 1970 and 1980, Corona's population increased from 27,519 to 37,791, which represents a slower growth rate than that manifested during the previous decade. Between 1980 - 1989, the City's population increased by 23,244 persons to reach a total of 61,035, according to the State Department of Finance.

Demographic, income and housing characteristics in relation to Riverside County provide evidence on the nature of housing needs. For instance, Corona had a higher incidence of overcrowded households than did the County; 7.9% for the former and 6.5% for the latter. This probably changed as new housing was added to the supply in the past eight years.

Homeownership is high in Corona where nearly two-thirds of all housing is owner-occupied. The homeownership rate is lower than adjacent Norco (75.7%) but about the same as that for the entire County (68.4%). The 1980 median owner costs ($454) in Corona exceed those for the City of Riverside ($391) and Riverside County ($407), but were lower than in neighboring Norco ($535). The median gross rent in 1980 for Corona was $271 or $183 less than median owner costs. It is assumed that all of these characteristics have changed dramatically for Corona because of the stock added since 1980 and resulting population gains.

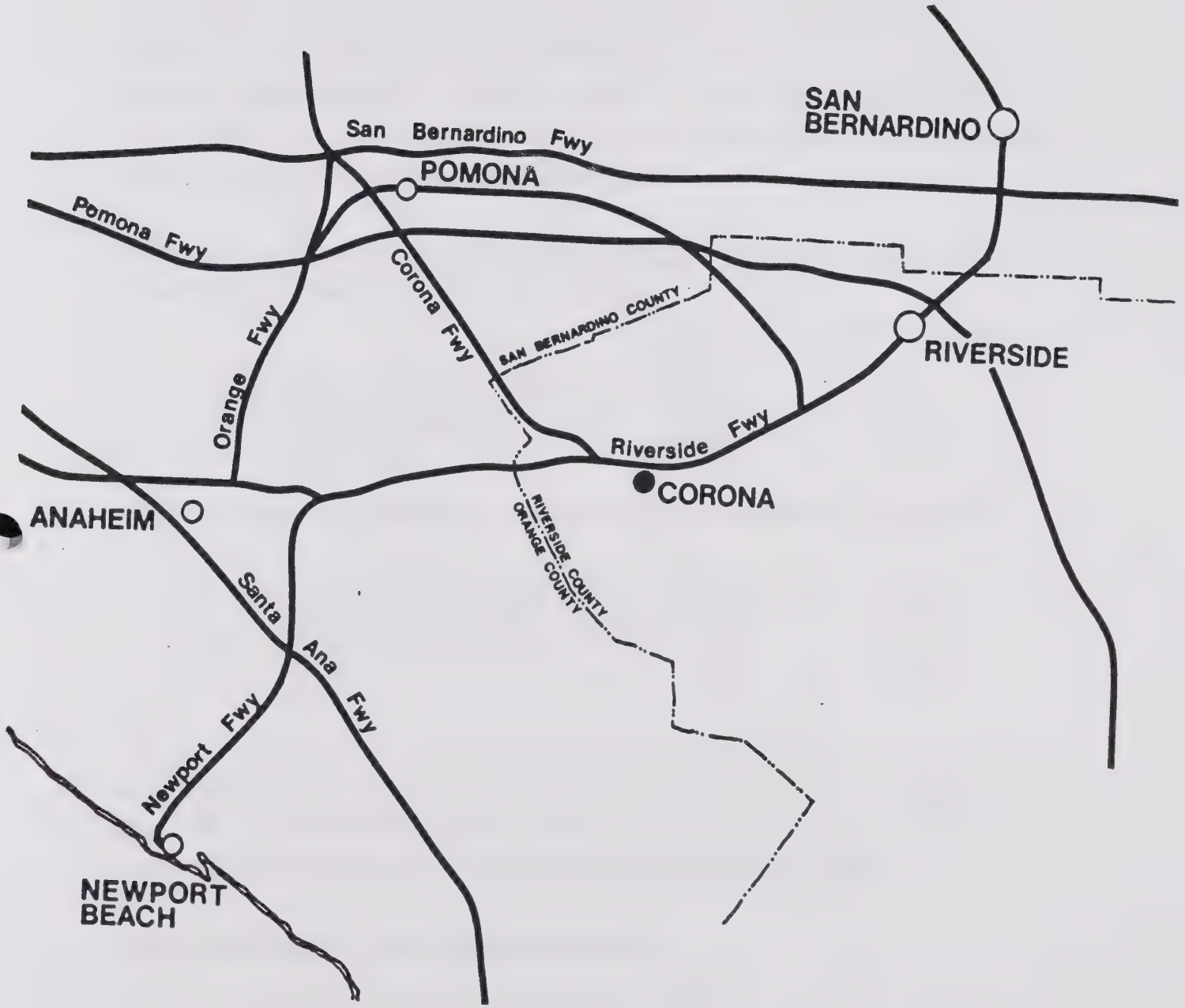


EXHIBIT 1

REGIONAL LOCATION

Another demographic characteristic of interest is the proportion that families comprise of all households. The meaning ascribed to the term "household" is all the persons residing in a separate living unit which is the same as the total occupied housing units. The term "families" refers to those households who are related by blood, marriage, or operation of the law. When the percentage of families is low it indicates that there are a large number of one-person households (e.g., elderly) and households comprised of unrelated individuals (e.g., students). In 1980, about 80% of the City's households were families -- which represents a high proportion of families to all households. This demographic fact influences the community's housing need and, perhaps, participation in current and future housing programs.

With respect to 1980 income patterns and housing costs, the City of Corona had higher values than the entire County, as illustrated below:

	Corona	Riverside County
• Median Household Income	$20,693	$16,037
• Median Family Income	$22,328	$18,682
• Median Home Value	$77,500	$67,700
• Median Rent	$233	$233

In terms of mobility, the following data compare where Corona residents lived in 1975:

• Lived in Same House in Corona	14,734	42.9%
• Different House in Riverside County	7,021	20.5%
• Outside Riverside County in California	9,447	27.5%
• Different State	2,248	6.6%
• Abroad	861	2.5%

These data indicate that 43% of Corona's residents in 1980 had lived in the community for at least five years. About six out of every 10 households, however, had moved to City since 1975. The 1990 Federal Census will likely confirm a high degree of in-migration to Corona due to the addition of a large number of new units to the supply.

JOBS, HOUSING AND POPULATION GROWTH TRENDS

In terms of employment location, about 60% of Corona's resident's worked in Riverside County in 1980. This is illustrated below:

• Worked in County of Residence	8,452	58.9%
• Worked Outside County of Residence	5,888	41.1%

As more jobs are added to the City, there will be enhanced opportunities to work closer to home and reduced commuting time and distance.

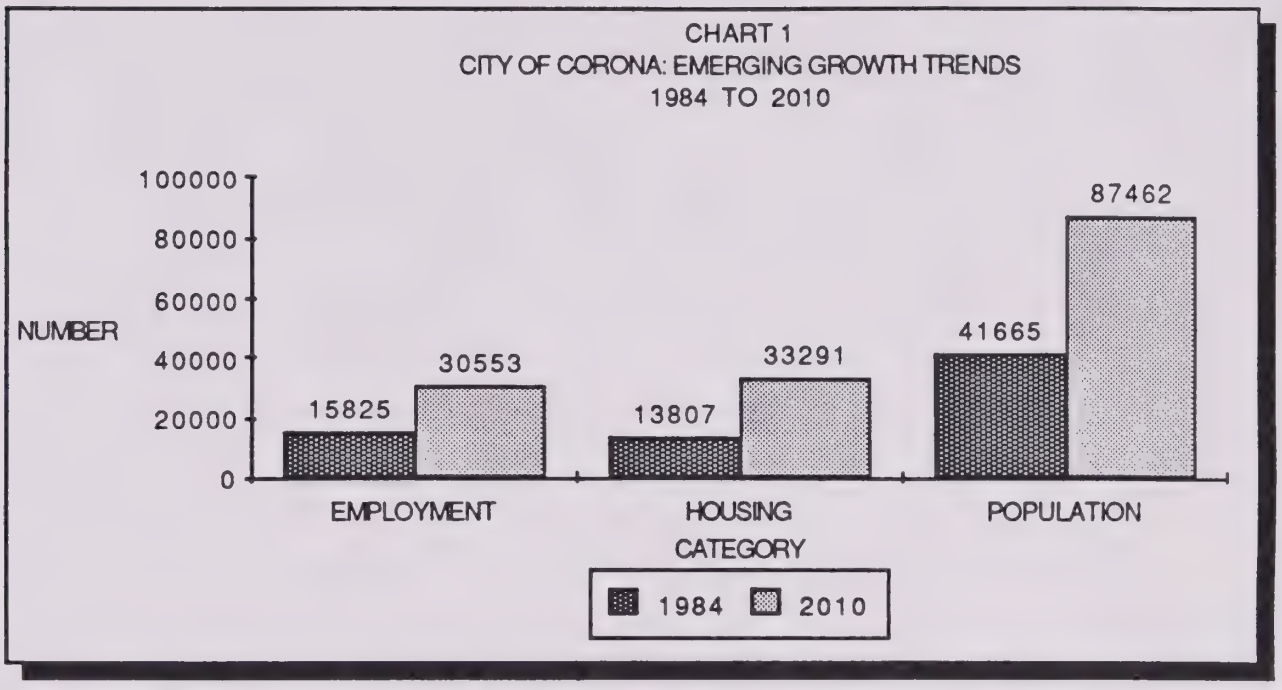
Corona during the decade of the 80's has emerged as one of the most dynamic cities in Riverside County. For instance, during the 26-year period from 1984 to 2010, the City's employment is projected to increase from 15,825 to 30,553 jobs for a 93% gain.* The City's employment growth level is projected to account for 6.4% of all the job gains in Riverside County.

Growth trends for new housing are even higher than the employment gains. Corona's housing stock is projected to grow by 141% during the 1984-2010 time span. Numerically, the City's stock will reach 33,291 housing units by 2010 for an increase of 19,484 over the 1984 base year total of 13,807 dwelling units.

With regard to population, the City's growth rate is projected to be 110% during the 26-year period from 1984 to 2010. Corona's population is expected to double during the projection period from 41,665 in 1984 to 87,462 by 2010. The total population increase equals 45,797 or 1,761 persons per year.

Emerging trends for the City of Corona have important implications for land use and housing planning. The statistical growth trends are summarized on Chart 1 with respect to employment, housing and population factors.

* The source for the employment, housing and population projections is: Southern California Association of Governments, Draft City Projections: Baseline, with Adjustments to Reflect City Comments, (February 1987).



Source: Statistics compiled by Castaneda & Associates from Southern California Association of Governments, Draft City Projections: Baseline, with Adjustments to reflect City Comments, (February 1987).

IV.
HOUSING STOCK CONDITION

NEEDS ASSESSMENT

Introduction

There are differences between housing stock condition and housing improvement needs. The term "condition" refers to the physical quality of the housing stock; the quality of individual housing units or structures may be defined as either sound, deteriorating or dilapidated. Housing improvements, on the other hand, refer to the nature of the "remedial" actions necessary to correct defects in the housing condition such as demolition, minor repairs, major repairs and rehabilitation.

Assessment

As of January 1988, Corona had a housing stock comprised of 21,305 dwelling units and a population of 61,035. Most of Corona's housing units are single-family dwellings; the complete breakdown is listed and illustrated on Chart 2.

TABLE 2: COMPOSITION OF THE HOUSING STOCK: JANUARY 1989

	Number	Percent
• Single-Family	14,776	69.4%
• 2-4	1,299	6.1%
• 5+	4,309	20.2%
• Mobile Home	921	4.3%
Total Units:	**21,305**	**100.0%**

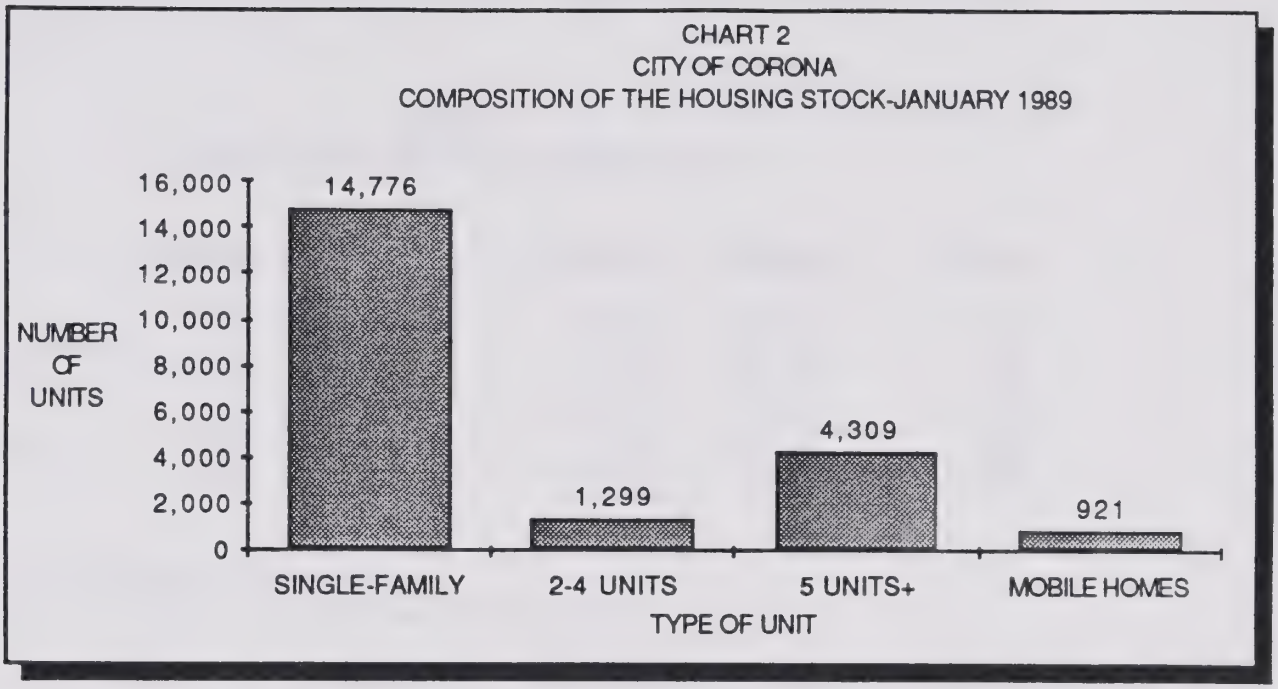
Source: State Department of Finance, Housing Unit Estimates, January 1, 1989.
Table construction by Castaneda & Associates.

In 1980, the City's housing inventory included 12,530 dwelling units. Between April 1980 and January 1989, the stock has increased by 8,775 dwellings. Most of the net gain was in single-family dwellings. However, significant gains were also evident in multi-family dwellings five units and more, as noted below:

TABLE 3: CHANGES IN THE HOUSING SUPPLY: 1980 - 1989

	1980	1989	Increase	Percent
• Single-Family	9,515	14,776	5,261	60.0%
• 2-4	1,154	1,299	145	1.6%
• 5+	1,273	4,309	3,036	34.6%
• Mobile Home	588	921	333	3.8%
Total Units:	**12,530**	**21,305**	**8,775**	**100.0%**

Source: 1980 Federal Census of Population and State Department of Finance.
Table construction by Castaneda & Associates.

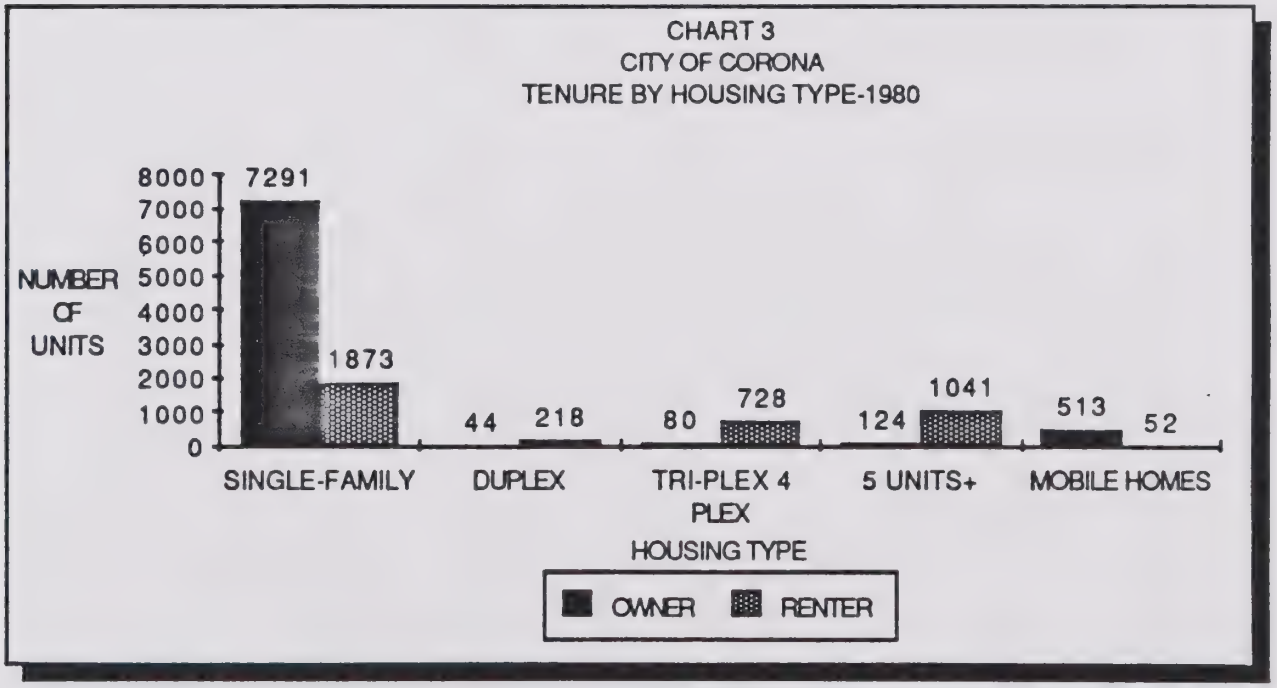

CHART 2
CITY OF CORONA
COMPOSITION OF THE HOUSING STOCK-JANUARY 1989
NUMBER OF UNITS
16,000
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
14,776
1,299
4,309
921
SINGLE-FAMILY
2-4 UNITS
5 UNITS+
MOBILE HOMES
TYPE OF UNIT

The majority of the housing supply is owner-occupied in 1980, 32.7% of the stock was renter-occupied versus 67.3% owner-occupied. Tenure data by housing type are shown on Chart 3.

TABLE 3
OWNER/RENTER RATIOS BY HOUSING TYPE

	# Owner	% Owner	# Renter	% Renter	Total
1 Unit	7,291	79.6%	1,873	20.4%	9,164
Duplex	44	16.8%	218	83.2%	262
Tri-Plex 4-Plex	80	9.9%	728	90.1%	808
5+ Units	124	10.6%	1,041	89.4%	1,165
Mobile Homes	513	90.8%	52	9.2%	565
Total:	**8,052**	**67.3%**	**3,912**	**32.7%**	**11,964**

Source: 1980 Federal Census of Population
Table construction by Castaneda & Associates



Condition of the Housing Stock

Most of Corona's housing stock is less than 20 years old. In fact, 31% of the entire supply was built between 1980 and 1988. However, about one out of every 15 housing units is more than 41 years old (N = 1,224 dwellings). The older housing stock has a higher incidence of renter occupancy than for the total supply (i.e., 48.6% compared to 32.7%).

During the month of March 1989, Castaneda & Associates conducted a housing condition survey in 18 areas of the City of Corona. The field researchers conducted a "general reconnaissance" of the neighborhoods noting the general appearance and visible defects. The survey data for the 18 areas are summarized in the Technical Appendix.

RESOURCES AND CONSTRAINTS

State law places a high priority on improving the condition of the standing housing stock, and conserving the existing affordable housing. The resources and constraints pertinent to these issues relate primarily to the availability of financing, appropriateness of City participation in State and Federal housing programs, and continuation of currently effective policies and programs. The aim of this sub-section is to establish a brief overview of the resources and constraints shaping the City's plan of action regarding existing housing.

Redevelopment Resources

The most direct relationship of the Redevelopment Project Areas to the Housing Element is the "Affordable Housing Fund" which must be used to assist low and moderate income housing. To address the problems that arose in regard to the effect of redevelopment on low and moderate income housing, the State legislature revised the Community Redevelopment Law in 1980 to require redevelopment agencies to initiate activities which will assist in the production of low and moderate income housing.

The legislative requirements regarding low and moderate income housing fall into three basic categories:

1. Expenditure of tax increment revenue to increase and improve the supply of low and moderate income housing in a community.

2. That redevelopment agencies replace low and moderate income housing which is destroyed as a result of a redevelopment project; and

3. That a portion of all housing constructed in a redevelopment project area be affordable to low and moderate income persons and families.

The tax increment set aside for low and moderate income housing pursuant to Health and Safety Code Section 33334.2 must be placed in a Low and Moderate Income Housing Fund. The interest earned on the L/M Housing Fund also must be deposited in the Fund.

Subject to increasing and improving the supply of low and moderate income housing, Housing and Safety Code Section 33334.2 authorizes a broad range of uses for the Housing Fund, including:

- Acquisition of land or buildings;
- Construction of buildings;
- On-site improvements or off-site improvements;
- Rehabilitation of building; and
- Provision of subsidies for financing of housing.

The activities authorized are broad enough to allow virtually any financial structure for redevelopment agency participation in the production of low and moderate income housing.

Community Development Block Grants

Another resource available to and used by the City to improve the quality of life for existing residents are CDBG funds. The City's use of CDBG funds is guided by the adoption of a Housing Assistance Plan (HAP) by the City Council.

The HAP is an assessment of housing needs for low and moderate income persons and a schedule of goals over three years to address the needs within reasonably available resources. In order to receive Community Development Block Grants (CDBG) funds, annual HAP goals are updated and a full needs assessment is completed each three year period. The County prepares for the City the statistical assessment of needs to meet HUD's specifications: the needs assessment is based on computerized census extrapolations. The HAP is a prerequisite to the City receiving any HUD subsidized housing assistance such as Section 8 existing rental assistance and Section 202 new senior housing assistance.

The City's performance under the HAP is evaluated within the context of low and moderate income housing resources, good faith efforts, and the Federal Administrations outlook on housing. During the past six to seven years, low and moderate income housing has been de-emphasized by Federal Government and housing resources, subsidies and bonding have been greatly reduced.

GOALS, OBJECTIVES AND POLICIES

As stated in the introductory section of this element, State law requires: "A statement of the community's goals, quantified objectives and policies

Goals

- To achieve a housing stock free of adverse physical conditions.
- To conserve the existing supply of affordable housing.

Objectives

- To improve 100 housing units over the next five years through maintenance, repair and rehabilitation (or 16% of the need).
- To conserve, to the extent possible, the existing supply of affordable housing located in apartments and mobile home parks.

Policies

- To assist in the maintenance, repair and rehabilitation of the housing stock.
- To continue controls regulating the conversion of existing apartment buildings into community housing, such as condominiums, planned developments, community apartment projects and stock cooperatives.
- To insure a reasonable balance of rental and ownership housing and variety of individual choices of tenure, type, price, and location of housing.
- To reduce the impact of such conversions on tenants in rental housing who may be required to relocate due to the conversion of apartments to condominiums by providing for procedures for notification and adequate time and assistance for such relocation.
- To assure that purchasers of converted housing have been properly informed as to the physical condition of the structure which is offered for purchase.
- To insure that converted housing achieves a high degree of appearance, quality and safety as is consistent with the goals of the City.
- To attempt to maintain a supply of rental housing for low and moderate income persons.

HOUSING PROGRAM

The program section of the Housing Element must include actions which:

- Conserve and improve the condition of the existing affordable housing stock.

Actions in these areas include "structural" conservation or rehabilitation as well as "affordability" conservation through various measures to protect the existing stock of affordable housing. The actions to be implemented for these two areas are described in this sub-section.

Structural Conservation

The City's action programs to achieve structural conservation include the following:

1. Neighborhood Public Improvements
2. Home Improvement Program

Neighborhood Public Improvements: This action program is implemented by the City in order to upgrade the living conditions in certain neighborhoods of the City. The public improvements typically involve upgrading of streets, curbs, gutters and water lines. Most of the improvements are accomplished within the Community Development Project Areas. This program action will be continued in the future as funding becomes available to complete additional improvements.

Home Improvement Repairs: This action program is implemented on a scattered-site basis throughout the City. Annually, the City sets aside CDBG funding to finance home repairs. The program is implemented through grants in the amount of $1,000. The program will be continued in the future and the grant amount may be increased to expand upon the level of repairs that can be achieved.

Affordability Conservation

Actions to achieve continued affordability of the existing housing stock include the following:

V.
EXISTING HOUSING NEEDS

NEEDS ASSESSMENT

The housing needs of resident Corona households are presented in two ways:

- Housing assistance needs
- Special housing needs

An assessment of housing assistance needs must include:

> Analysis and documentation of household characteristics, including level of payment compared to ability to pay . . . (Section 65583 (a) (2)) (emphasis added)

> . . . a quantification of the locality's existing and projected housing needs for all income levels. (Section 65583 (a) (1)) (emphasis added)

Under present law, a housing element must also include an analysis of special housing needs. These needs refer to households having atypical characteristics -- the handicapped, elderly, large families, farm workers, female heads of households, and families and persons in need of emergency shelter. Overcrowded households fall within the intent of the special housing needs analysis and must be included in the needs assessment.

Housing Assistance Needs

California housing law requires regional planning agencies to identify "existing" and "future" housing needs every five years. The Southern California Association of Governments is the regional planning agency responsible for generating the existing and future needs numbers for the cities in the six county area encompassed by Riverside, Ventura, Los Angeles, San Bernardino, Orange, and Imperial Counties. In 1983, the need figures were contained in a report known as the Regional Housing Allocation Model; in 1988 the same planning tool was re-named to Regional Housing Needs Assessment.

In the 1988 Regional Housing Needs Assessment (RHNA), existing need if defined as the number of resident lower income households paying 30% or more of their income for housing. Previously, the same definition had been used in the 1983 Regional Housing Allocation Model (RHAM). The 1980 Federal Census was the primary data source for both the 1983 RHAM and 1988 RHNA.

According to the RHNA, there are 2,541 resident lower income households paying 30% or more of their income on housing costs. This number equals 15.3% of Corona's total resident households. The income and tenure distribution of these 2,541 lower income households are listed in Table 5. The city recognizes that overpaying is a serious problem given the past actions to coordinate with the Riverside Housing Authority and programs of the Redevelopment Agency.

TABLE 5
CITY OF CORONA: EXISTING HOUSING NEED
BY INCOME AND TENURE: 1988

Type	Owner	Renter	Total
Very Low Income (0-50% of median income)	390	1,122	1,512
Low Income (50%-80% of median income)	351	678	1,029
Total:	**741**	**1,800**	**2,541**

Source: Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, Table 3: Existing Need, June 1988.

Special Housing Needs

The State Department of Housing and Community Development has explained how special housing needs differ from other housing needs in the following terms:

> "Special housing needs are those associated with relatively unusual occupational or demographic groups, such as farmworkers or large families, or those which call for unusual program responses, such as preservation of residential hotels or the development of four-bedroom apartments." *

* State Department of Housing and Community Development, "Housing Element Questions and Answers," (March 1984).

1. Handicapped Households (3,230 persons)

Households with one or more members who have physical handicaps sometimes require special design features in the housing they occupy. Some, but certainly not all, handicapped households also have housing assistance needs. The focus of handicapped households as a special need segment is primarily on their number and economic situation.

The needs and problems of the disabled and handicapped population have been described as follows:

> The major housing problems of disabled people are the lack of affordable accommodations and inadequate accessibility to newly built or existing housing. These basic problems are caused by a variety of factors: a) subtle, or not so subtle, discrimination; b) lack of understanding and sensitivity to the needs of the disabled; c) lack of financial resources and incentives available to those who want to make their buildings accessible and; d) lack of knowledge as to how accessibility can be improved.
>
> General solutions include: a) public recognition and commitment to correcting the problems; b) education of and dissemination of information to the public and building owners; c) modifications to existing codes and regulations; d) enforcement of existing laws and regulations; and e) increased financial assistance for housing programs. *

With respect to handicapped households, the 1980 Census contains data on persons who have physical disabilities that are work and/or public transportation related. According to the 1980 Census, there were 1,824 persons in Corona with a work disability, which was defined as a physical condition that impeded a person's ability to work. The current estimate of handicapped persons is 3,230 based on Corona's population growth rate between 1980 and 1989. Of the 1980 total, 45.9% of the persons with a work disability were prevented from working. There are no income data reported in the 1980 Census for persons with these physical disabilities. Because of these data gaps, it is not possible to estimate the number of lower income householders with a handicapped condition that are residing in Corona.

* The Center for Independent Living Inc., Berkeley and the Northern Section, Cal Chapter of the American Planning Association, A Guidebook on the General Plan and Disabled, June 1981.

2. Elderly Households (4,333 persons)

Many senior citizens have fixed incomes and experience financial difficulty in coping with rising housing costs. The financial capacity for coping with increased housing costs depends heavily on tenure; that is, the owner or renter status of the elderly households. With infrequent and small increases in income and potentially large increases in housing costs, the senior renter is at a continuing disadvantage compared to the senior owner.

According to the 1980 Census, there were 2,666 persons who were 65 years of age or older which represented 7.1% of Corona's total population. In addition, there were 1,029 persons 60-64 years of age. The majority of the senior citizens are women, with the largest difference in the 75-79 age bracket. Of the City's total number of seniors, the 1980 Census reported that 181 or 6.8% of the total lived in a "home for the aged."

Most of the seniors are not in the labor force and not earning an income as listed below:

	Male	Female	Total	Percent
Seniors in the labor force:	218	86	304	11.4%
Seniors not in labor force:	834	1,528	2,362	88.6%

The mean incomes for family households in various age brackets is available from the 1980 Census and listed in Table 6.

TABLE 6
CITY OF CORONA: MEAN INCOME
BY AGE OF HOUSEHOLDER --1980

Age of Householder	Mean Income
65+	$17,826
45-64	$29,011
25-44	$24,626
15-24	$14,604
Total Households:	**$24,536**

Source: 1980 Census of Population and Housing
Table Construction by Castaneda & Associates

In 1980, there were 169 households with householders 65 years and older whose annual income was below the official poverty level. Another housing need indicator is tenure; of the City's 1,592 senior households, 1,093 were owners and 499 were renters.

Tenure and income have a great influence on the housing needs of Corona's seniors. As noted above, most of the City's seniors reside in owner-occupied housing which means that financial assistance programs such as the Section 8 program are unavailable to these households. The monthly owner housing costs of seniors, according to the 1980 Census, are listed in Table 7.

TABLE 7
CITY OF CORONA: OWNER HOUSING COSTS --1980

	Number	Percent
$ Less than 100	351	44.8%
$100-199	233	29.7%
$ 200-299	117	14.9%
$ 300 +	83	10.6%

Source: 1980 Census of Population and Housing
Table construction by Castaneda & Associates

About 45% of senior owner households had monthly housing costs of less than $100 in 1980, among the lowest of all households. While some of these seniors may need financial assistance, owner households typically are ineligible for housing cost subsidies in their existing housing.

About 198 of all owner seniors households resided in homes that were 30 years old or more. These households probably could benefit from grants and below interest financing for home rehabilitation.

Rental assistance to reduce housing costs is of value to current, as well as future senior, renter households. In 1980, there were 499 senior renter households. There are some elderly households in the City being assisted under the provisions of the Section 8 rental assistance program. Additional rental assistance resources would benefit the balance of senior households that are overpaying and other elderly persons that may desire to shift tenure due to death the of a spouse.

3. Overcrowded Households (1,509 households)

Overcrowding is defined as housing units with 1.01 or more persons per room. In 1980, there were 920 households residing in overcrowded conditions. The distribution with respect to income group is as follows:

• Income Below Poverty	231
• Income Between 100% and 124% of Poverty	101
• Income 125% of Poverty or Above	588
	920

An estimated 7.7% of all the City's households were overcrowded in 1980. This percentage, applied to the total households in 1989, yields a current estimate of 1,282 overcrowded households. However, this probably overstates the extent of the problem because in-migrant households are assumed to have moved into new housing with enough space to meet their needs.

4. Farm Workers (decrease from 693 employed persons)

Farm workers are one of seven special needs groups referenced in the State law. There were 693 Corona residents employed in the "farming, forestry and fishing" occupations in 1980. This employment category is an indicator of farm workers and farmworker households. The distribution of the 693 workers is as follows:

• Farm Managers	97
• Other Farm Workers	438
• Related Agriculture	158
• Forestry and Logging	0
• Fishing, Hunting and Trapping	0
	693

Agriculture - related workers constituted 4.7% of all employed residents of Corona in 1980. The extent of agriculture land has decreased since 1980 as areas became available for new development. The magnitude of agriculture employment is anticipated to decrease as agricultural land is converted to suburban uses.

5. Female Heads of Household (4,134 ± households)

Demographic, social and economic conditions have combined to generate a demand for independent living quarters by households headed by females. Evidence from the 1980 Census of Population seems to confirm the consequences of this trend. According to federal census data, the City of Corona had 2,530 female head of households. The number of female head of households represents 21.1% of all the City's households as of 1980. The 1980 Census also reported on the status of all female persons 15 years or older, as identified below in Table 8.

TABLE 8
CITY OF CORONA: STATUS OF FEMALE PERSONS -- 1980

	Number	Percent
• Single female	2,733	19.7%
• Married female	8,387	60.5%
• Divorced/separated	1,623	11.7%
• Widowed	1,126	8.1%
Total	13,869	100.0%

Source: 1980 Federal Census of Population and Housing.
Table construction by Castaneda & Associates.

The housing needs of female heads of households are anticipated to fall into the following categories:

- Access to housing particuarly for households with children.
- Affordability, or housing costs exceeding ability to pay.
- Design for security and convenience.
- Park and open space needs for female householder with children.

6. Large Families

Large families are defined as households with five (5) or more persons. The most recent data available on this characteristic is from the 1980 Federal Census. That data, now eight years old, indicates that 18.8% (N =2,255) of the City's total households had five or more persons. If this same ratio were applied to all the City's current number of households, there would be about 3,683 large-family households residing in Corona as of January 1989. Refer to the Table 9 and Charts 4 and 5 on the following pages for additional information.

TABLE 9
CITY OF CORONA: HOUSEHOLD SIZE -- 1980

Number of Persons in Household	Number of Households	Percentage Distribution
1	1,876	15.6%
2	3,184	26.5%
3-4	4,683	48.1%
5+	2255	18.8%
Total	**11,998**	**100.0%**

Source: 1980 Federal Census of Population and Housing.

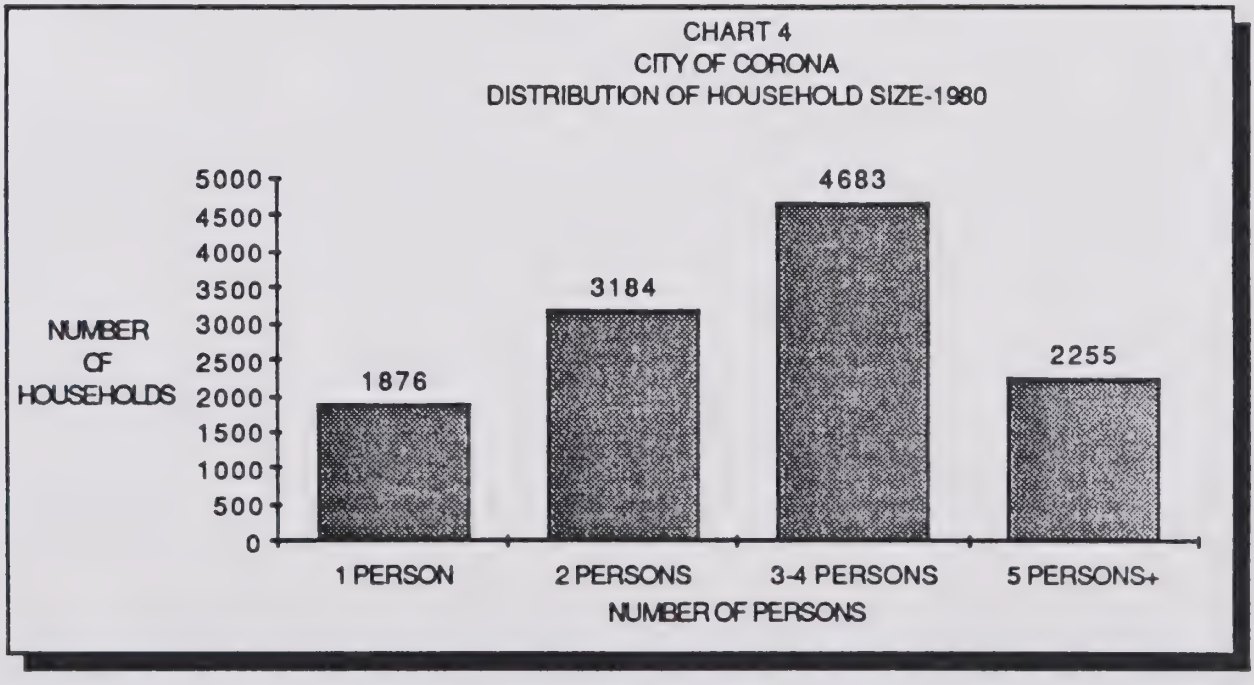
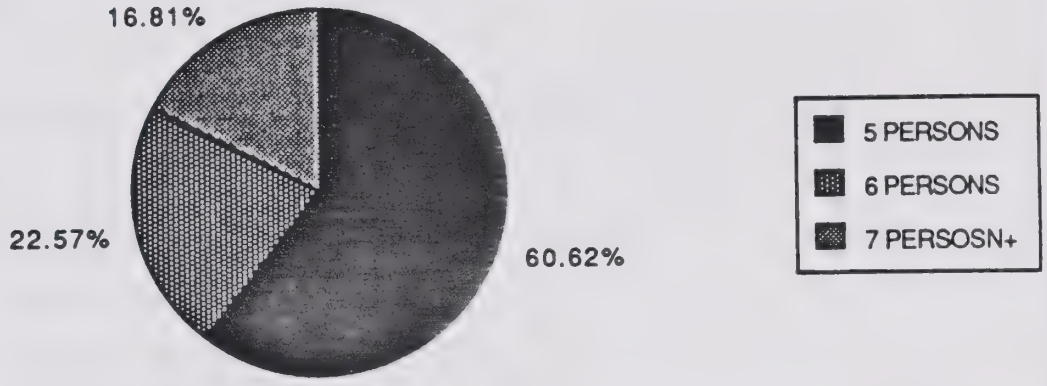


CHART 5
CITY OF CORONA
DISTRIBUTION OF LARGE HOUSEHOLDS-1980



7. Homeless

There are many social, economic and physical conditions which have combined to increase the homeless population throughout the State of California. In September 1984, the Governor signed Assembly Bill 2579, adding "families and persons in need of emergency shelter" to the special needs groups to be considered in each jurisdiction's housing element.

Several organizations in Riverside County provide homeless services:

- Salvation Army
- Homeless Outreach
- United Way
- Riverside Community Action Group
- Public Social Services
- State Emergency Shelter Program
- Churches

The number of homeless within any community of southern California fluctuates daily, and particularly, on a seasonal basis. However, Riverside County staff estimates that there are approximately 2,000 to 3,000 homeless individuals Countywide. The regional non-profit organization Oracles of God Ministry located in the City of Corona and the United Way administer the State Emergency Shelter Program. The Oracles of God Ministry organization receives homeless men only from various places throughout the United States. The organization provides temporary housing, training and education to help the men lead a productive life. During the organization's six year existence, it has received approximately 30 homeless men.

The United Way provides shelter and meals for homeless families and individuals in the Norco/Corona region. The majority of the United Way's agencies are headquartered in the City of Riverside; however, these headquarters have out-reach agencies located in various communities in Riverside County including the Norco/Corona region.

The United Way agency for Norco/Corona utilizes the same boundaries as the Norco/Corona Unified School District to administer its programs. In the past year the United Way agency for Norco/Corona region has received approximately 65 homeless

individuals. In addition, the agency has administered approximately 36 days and 3,000 units of service including meals from December 16, 1988, to March 1, 1989. During this time, one and two-parent families have received assistance. It is estimated that the agency receives approximately 250 homeless individuals per month from different regions throughout the United States. This organization receives referrals of homeless from the local churches in the City of Corona and other surrounding communities.

Rental Housing Costs

The firm Marcus and Millichap of Irvine conducted a survey of apartment buildings (20+ units) in the City of Corona. According to their report there are over 3,000 units in structures brand new to 25 years old. The buildings they surveyed were only those with 20 units or more with the largest being 492 units.

The report showed that only 445 units (13%) were vacant at the time of the survey (November 1988). The newer units put into the market have been quickly absorbed in light of increasing rents. On some properties, waiting lists have been established for three bedroom units. It is assumed that the 3-bedroom units are addressing the needs of young and/or large families.

Marcus and Millichap forecasted an increase in demand for units in the moderate to high price range. Their reasons are as follows:

1. Limited availability, high rents and low vacancies in Orange County apartments.

2. Continued increases in prices for single-family homes in Orange and Riverside counties.

3. The completion of the I-15 Freeway which is projected to attract many white- and blue collar workers, many of which will be employed in the greater Ontario area.

Of the 22 projects located in the City the total number of units equals 3,403 with an average of 155 per project. The list below illustrates some of the data collected.

Type of Unit	Average Rent
Studio	$570
1 bedroom/1 bath	$540
2 bedroom/1 bath	$600
2 bedroom/2 bath	$650
3 bedroom/2 bath	$834

Four projects had 100% vacancies but these were probably still under construction or newly finished.

In March 1989, Castaneda & Associates conducted a telephone interview of the apartments located in Corona. Table 10 below summarizes the survey findings.

TABLE 10
CITY OF CORONA: APARTMENT HOUSING SURVEY -- MARCH 1989

Monthly Rent	1-Bedroom	2-Bedroom	3-Bedroom	Total
$500-549	66	202		268
550-599	80	121		201
600-649		237		237
650-699		177		177
700-749				
750-799			26	26
	146	**737**	**26**	**909**

* No breakdown as of the number of units available per bedroom size for the following apartments:

- The Arches: 25 one and two bedroom units -- one bedrooms at $500 and two bedrooms at $575.
- Corona Apartments: 38 one and two bedroom units one bedroom at $420, two bedrooms at $475.

- Parcwood Apartments: 312 studio, one, two and three bedroom units at $580, $650, $775 and $880 respectively.

Mobile Home Housing

During the month of March 1989 Castaneda & Associates conducted a telephone survey of the mobile home parks in the City of Corona. Twelve parks are located in the City of which seven were contacted. Of the 1,364 units within the City 832 or 61% were located in the parks contacted. Table 11 summarizes the results of the survey.

TABLE 11
CITY OF CORONA
MOBILE HOME PARK SURVEY -- MARCH 1989

Name	# of Spaces	# of Vacancies	Average Rent	Approx. # Senior HH
Villa Corona	187	-0-	$380	110
Corona Palm	180	-9-	$365	180
Buena Vista	132	-0-	$345	10
Countrywood Est.	90	-0-	$335	90
Corona West	101	-3-	$240	50
Flamingo Lodge	93	-0-	$200	93
Rancho Corona	49	-1-	$265	7
La Corona	49	----	----	----
Village Grove	242	----	----	----
Ambeslite	79	----	----	----
Corona LaLinda	132	----	----	----
Corona	30	—	—	—
	1,364			

Source: Mobile Home Park Survey conducted by Castaneda & Associates, March 1989.

The rent charged at the seven parks contacted averaged $304. An estimated 61.5% of the tenants were senior households. Of the 832 units located in the parks contacted there were only 13 vacancies or a vacancy rate of 1.6%. Applying this rate to the total number of mobilehome results in about 22 units vacant within the City.

Sales Housing

During the first week of April 1989, a survey was conducted of 12 new residential for sale developments located in Corona. Compared to many other locations in southern California, there is a signiifcant number of projects offering homes for prices below $150,000. However, as pointed out in Table 12 below, the new supply offers a wide variety of new home price ranges.

TABLE 12
CITY OF CORONA: NEW HOME SALES PRICE DISTRIBUTION -- APRIL 1989

Project	Units Currently for Sale	Future Housing Units for Sale	Basic Price Range
Four Seasons	Sold Out	149	$139,980 - $152,990
Del Rey	None	176	$140,000 - $170,000
Corona Hills	Sold Out	88	$142,990 - $186,990
Deer Valley	Sold Out	133	$144,000 - $172,000
Sunset	2	55	$150,000 - $200,000
La Paloma	31	153	$159,000 - $179,000
Ridgemont	Sold Out	293	$167,000 - $205,900
Today	5	-0-	$170,000 - $220,000
Hillcrest Point	20	60	$171,990 - $186,990
Stone Creek	Sold Out	113	$188,900 - $273,900
Woodside	29	80	$242,900 - $299,900
Cantebria	Models	20	Unknown
	87	1,320	

Source: Sales Housing Survey conducted by Castaneda & Associates (March 1989).

Relative to other areas in southern California, Corona has produced new affordable, for-sale housing. However, "affordability" is measured at the county level in reference to median household incomes; as listed below:

Median Annual Income

- Riverside - San Bernardino PMSA $32,200
- San Diego MSA $36,700
- Los Angeles - Long Beach PMSA $38,000
- Oxnard - Ventura PMSA $43,600
- Santa Barbara -- Santa Maria -- Lompoc MSA $44,900
- Anaheim - Santa Ana PMSA $46,900

Using a rule of thumb of 2.5 times annual income as the affordable purchase price, an "affordable home" in Corona would be $80,000 (2.5 x $32,200). By contrast an affordable home in Orange County would cost $117,500. Thus, the Corona market area is producing some housing that is serving the needs of the regional market area and yet beyond the affordable cost bracket when measured with reference to Riverside County's median income.

GOALS, OBJECTIVES, AND POLICIES

Goals

- *To assure reasonable housing costs in the existing supply of housing through affordability conservation and rental assistance.*

Objectives

- *To meet the rental housing assistance needs of 25 additional lower income households in existing housing during the next five years.*
- *To meet the rental housing assistance needs of moderate income households in new housing during the next five years.*
- *To meet the owner housing assistance needs of 100 first-time buyers* of moderate income in newly constructed housing units.

Policies

- *Undertake economically feasible programs to provide housing for low and moderate income households.*
- *Continue and expand the participation of Federal and State agencies in housing assistance programs.*
- *Continue to utilize the "Affordable Housing Fund" as a means of meeting housing assistance needs.*

DEVELOPMENT OF AFFORDABLE HOUSING

Under the requirements of Article 10.6, a housing element must include actions which result in the following:

> Assist in the development of adequate housing to meet the needs of low and moderate income households.

Actions are usually described with reference to State and Federal Programs as well as local incentives and resources. Existing housing needs usually are met by financial assistance programs that enable residents to reduce their housing costs. In some cases, new housing, which most frequently meet production needs, also serves to satisfy the unmet needs of existing residents. Therefore, the housing program describes both existing and new housing action programs.

State and Federal Programs

Section 8 Existing Housing Program

This program action is implemented in the City by the Housing Authority of the County of Riverside through financial resources derived from the U.S. Department of Housing and Urban Development. The eligible lower income households obtain financial assistance to bridge the gap between actual and affordable housing costs. As of 1989, there were 148 households assisted by this program in the City.

Mortgage Revenue Bonds

During the next five-years, the City will continue to participate in mortgage revenue bond programs which have lower interest rates on loans. In the past the City has participated in such programs and facilitated the development of affordable housing. The City is participating in a new mortgage revenue program with the County of Riverside that will result in the development of new housing for low and moderate income households.

Local Programs

Local programs include the following:

1. Density Bonuses
2. Affordable Housing Fund
3. Homeless Shelters

Density Bonuses

An estimated 42 "density bonus" units for low and moderate income households have been constructed between July 1985 and Janaury 1989. This program has been used in the past and remains available for use in the future. These affordable units have been provided in seven residential projects. Government Code Section 65915 provides a mechanism whereby residential developers can obtain a density bonus above and beyond the maximum density allowed in the General Plan and zoning. The bonus is predicated on the developer committing a minimum of 25% of the units proposed in conformance with the density normally allowed in the General Plan to be rented or sold to individuals whose income is considered to be in the low or moderate income range. The purpose of the program is to provide an incentive to the private sector to build low and moderate income housing through the addition of more units than normally allowed.

The most significant part of the density bonus program, as it relates to the City, is a mechanism to maintain the affordable units within the low and moderate income range. This will be accomplished in the future through a "Development Agreement" procedure. This same procedure is used by the City's Housing and Redevelopment Department to regulate bond financing projects. As a result, the City will continue to implement a density bonus program as appropriate, during the 5-Year Housing Program.

Affordable Housing Fund

The City of Corona has a Redevelopment Agency meeting the purposes of State law and local needs. Pursuant to State law, the Agency sets aside 20% of the tax increment in an "affordable housing fund." There are several ways in which this housing fund may

be used. Section 33334.2(e) of the Health and Safety Code explains some of the eligible expenditures of this fund for purposes of meeting housing needs:

1. Acquire land or building sites.
2. Improve land or building sites with off-site improvements.
3. Donate land to private or public persons or entities.
4. Construct buildings or structures.
5. Acquire buildings or structures.
6. Develop plans, pay principal and interest on bonds, loans, advances or other indebtedness, or paying financing or carrying charges.
7. Provide subsidies to, or for the benefit of, "very low income" households, as defined by Section 50105, "lower income" households, as defined by Section 50079.5, or persons and families "low and moderate," as defined by Section 50093.

There is limited experience throughout California on the actual use of the "Affordable Housing Fund." This fund will have resources to partially address housing needs during the five-year program. The current uses of the "Affordable Housing Fund" include:

- Development Fee Subsidy Program
- Site/Project Feasibility Analysis

Through the Development Fee Subsidy Program, the City's Redevelopment Agency encourages the construction of low and moderate income housing by paying portions of certain development fees. The assisted housing may be single- or multi-family, for sale or for rent. Thus far, the Agency's Fee Subsidy Program has assisted 263 affordable housing units. The details of this program are described in the Technical Appendix of the Housing Element.

Another current use of the fund is to assist residential developers to locate suitable affordable housing sites in the City and to analyze project feasibility. Such site/project feasibility analyses are currently being conducted with the goal of identifying one or more suitable sites for the development of new affordable housing.

Homeless Shelters

Corona is presently helping to fund the services provided by two homeless shelters. One shelter located in the City of Riverside (Coalition for Alternatives to Domestic Violence) offers services to female heads of households and has addressed some of the needs of women from Corona. The City also provides CDBG funding to the United Way which offers services to the homeless at the National Armory located in Corona.

VI.
PROJECTED HOUSING NEEDS

NEEDS ASSESSMENT

Introduction

This section of the Housing Element discusses the various factors which induce a demand for housing. The factors include a review of population and employment trends as well as the City's "share of regional housing need."

Population and Employment Trends Analysis

Between April 1980 and January 1989, the population of Corona increased from 37,791 to 61,035. Concurrently, the housing stock had a net positive change of 8,775 dwelling units. Table 13 summarizes the data on population change since 1980.

TABLE 13
CITY OF CORONA: POPULATION TRENDS -- 1980 TO 1989

Year	Population	Incremental Increase	Cumulative Increase
1980	37,791	-----	-----
1981	37,350	441	-----
1982	39,084	1,734	1,293
1983	40,637	1,553	2,846
1984	41,883	1,246	4,092
1985	43,819	1,936	6,028
1986	44,869	1,050	7,078
1987	47,101	2,232	9,310
1988	52,206	5,105	14,415
1989	61,035	8,829	23,244

Source: U.S. Census of Population and Housing, April 1980.
State Department of Finance, Population Research Unit, Annual Population Estimates for 1981 through 1989, (as of January 1 each year)

Table construction by Castaneda & Associates.

Historical population growth in the City of Corona has been modest until very recently. Growth rates within the City did not keep pace with the County as a whole. Between 1970 and 1980 Corona's population growth lagged behind the County by a small margin, adding an additional 1,000 persons per year on the average. From 1980 to 1989 average annual growth has almost doubled, approaching 1,800 additional residents per year for an average annual rate of 4.1%. The largest growth for Corona's population can be seen in the past three years, between 1985 and 1989, topping 3,800 people per year for an average annual growth rate of 7.9%. The majority of the recent growth occurred in the 1987-89 period. The County at large attained 3.8% average annual growth during the same period.

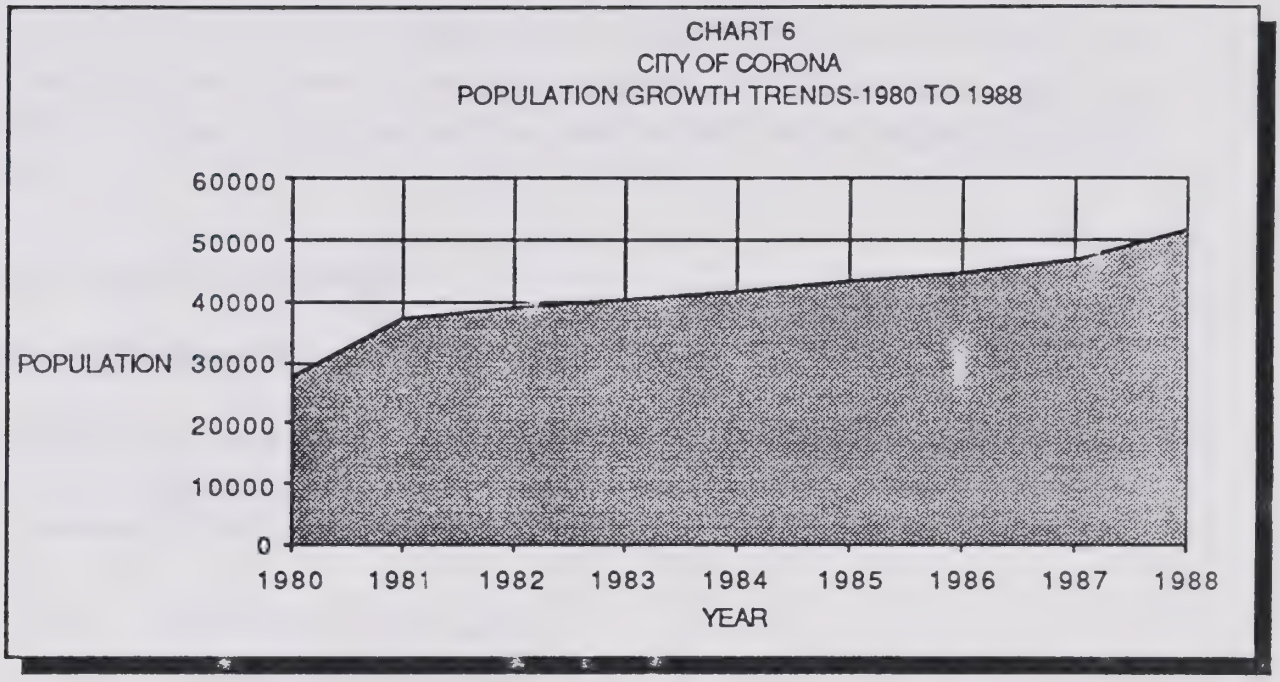
Projections require assumptions about future conditions. The projections on Table 14 were developed by Research Network Ltd. and are based on future residential housing development currently planned in Corona. The Research Network Ltd. figures analyze residential development currently in planning and General Plan level allowable development, including areas which are likely to develop in the near future because they currently have some level of approval. Assumptions were made as to the rate at which these future units will be absorbed and occupied and the population which will be generated. Future growth estimates are based on the number of entitled residential units planned in Corona, as well as current sales paces evident among currently active new residential sales programs.

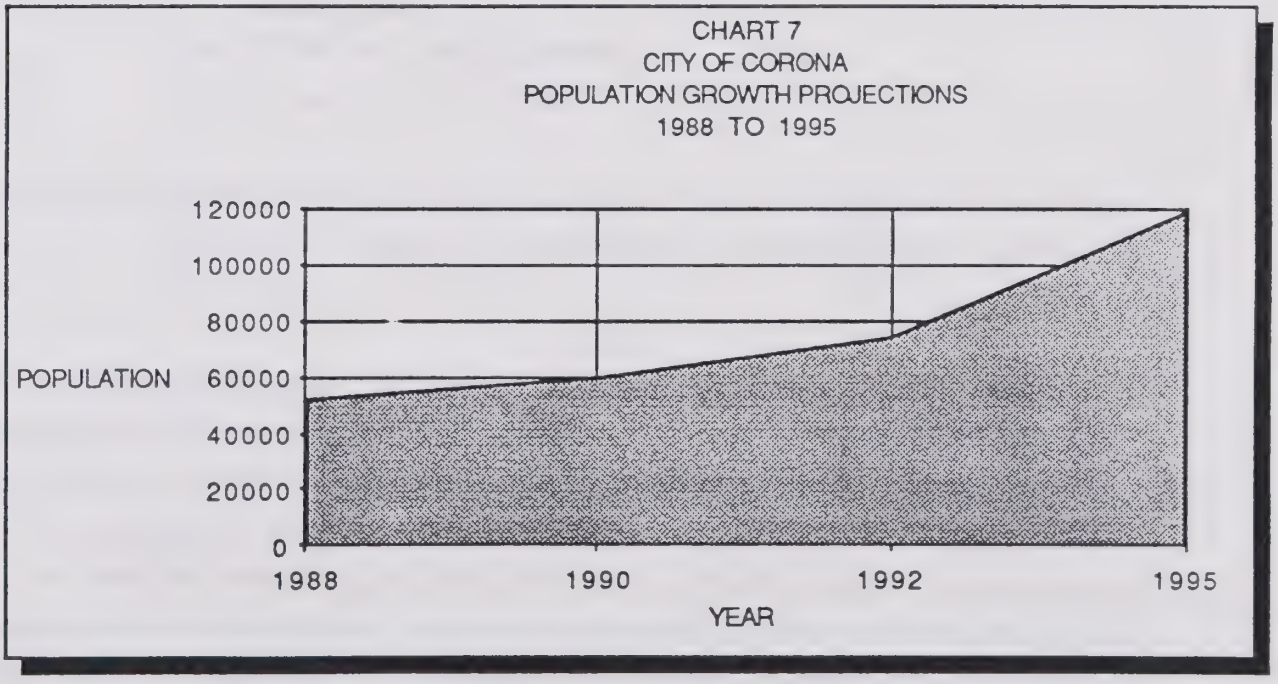
Population in Corona, based on these current market dynamics and the pending approvals, could grow by three times the rate of the County as a whole from 1988 to 1995. Approximately 7,300 to 11,800 additional persons each year represent the potential addition to Corona's population over the next seven years using these assumptions. Clearly Corona may experience unprecedented growth in the near-term future if current approvals and market conditions persist. The growth trend data and population projections are summarized on Charts 6 and 7. The charts show the dramatic change that has occurred in the City since 1980 and the future growth levels.

TABLE 14
CITY OF CORONA: POPULATION GROWTH PROJECTION -- 1988-1995

Year	Population	Incremental Increase	Cumulative Increase
1988	52,200		
1990	60,116	7,916	7,916
1992	74,480	14,364	22,280
1995	119,709	45,229	67,509

Source: State Department of Finance
Community Development Department
The Research Network Ltd. -- August 1988


CHART 6
CITY OF CORONA
POPULATION GROWTH TRENDS-1980 TO 1988
POPULATION
60000
50000
40000
30000
20000
10000
0
1980
1981
1982
1983
1984
1985
1986
1987
1988
YEAR


CHART 7
CITY OF CORONA
POPULATION GROWTH PROJECTIONS
1988 TO 1995
POPULATION
120000
100000
80000
60000
40000
20000
0
1988
1990
1992
1995
YEAR

Corona during the decade of the 80's has emerged as one of the most dynamic cities in Riverside County. For instance, during the 26-year period from 1984 to 2010, the City's employment is projected to increase from 15,825 to 30,553 jobs for a 93% gain, according to the Southern California Association of Governments. The City's employment growth level projected to account for 6.4% of all the job gains in Riverside County.

Share of Regional Housing Need

Article 10.6 Requirements

Under Section 65584 (a), regional planning agencies are responsible for determining projected housing needs for all income levels. The projected housing needs must take into consideration the following factors:

- Market demand for housing
- Employment opportunities
- Availability of suitable sites
- Availability of public facilities
- Commuting patterns
- Type and tenure of housing needs
- Housing needs of farm workers

In addition, the distribution of housing need, pursuant to the state housing element law, must seek to avoid further "impaction" of jurisdictions with relatively high proportions of lower income households.

State legislation describes the content requirements of local housing elements. According to the State housing element legislation, ". . . a locality's share of the regional housing needs includes that share of the housing needs of persons at all income levels within the area significantly affected by a jurisdiction's general plan." (Section 65584 (a)). In addition, according to that same section, "Each locality's share shall be determined by the appropriate councils of government consistent with the criteria " set forth by the State Department of Housing and Community Development. In the case of Corona, this appropriate council is SCAG.

Southern California Association of Governments (SCAG) Criteria

Definition of Need

"Existing" and "future" need are identified by SCAG every five years pursuant to the authority granted in the state housing law. "Existing Need" is defined as the number of lower income households currently overpaying for housing; that is, expending 30% or more of income on housing costs as of January 1, 1987. This need was discussed in Section V of the Housing Element. "Future Need" is defined as number of additional housing units by income level that will have to be added to each jurisdiction's housing stock from July 1, 1989 to June 30, 1994 in order to:

- Accommodate household growth
- Compensate for demolitions and other inventory losses
- Achieve a 1994 vacancy rate that will allow the market to operate efficiently.

Definition of State Income Levels

Four income levels are identified in state law that must be considered in the Future Need calculations. These are:

- "Very Low" -- less than 50% of the Riverside County median income
- "Low" -- 50% - 80% of the Riverside County median income
- "Moderate" -- 80% - 120% of the Riverside County median income
- "High" -- more than 120% of the Riverside County median income

According to SCAG:*

> "Identification of Future Need for the higher income levels gives each jurisdiction an estimate of effective demand, or how much demand for housing there will be in the locality as a function of market forces. Future Need at the lower income levels is often largely latent demand, since such income levels, without subsidy or other assistance, are often ineffective in causing housing to be supplied." (emphasis added)

* Southern California Association of Governments, Draft 1988 Regional Housing Needs Assessment, March 1988, page 8.

Avoidance of Impaction

The State housing law requires that in allocating future housing need by income level further "impaction," or concentration of lower income households, be avoided. Cities with a percentage of lower income households higher than the regional average are called "impacted" jurisdictions. The 1988 RHNA deals with the "avoidance of impaction" criteria by allocating reduced percentages of lower income and increased percentages of middle and upper income units to impacted jurisdictions, while reversing the allocation to non-impacted cities.

Future Need

As explained earlier, future needs identifies the number of housing units (by income level) that should be added to each jurisdiction's housing stock from July 1, 1989 to June 30, 1994. In addition, "the State HCD has pointed out to SCAG that localities must account in their housing elements for the Future Needs that will have already occurred during the 1-1/2 year "gap" period from January 1, 1988, to June 30, 1989. In order to do this, each jurisdiction should make adjustments to its planning for the 1989-94 period by comparing what will have actually occurred in the 1/88-7/89 "gap" period to the estimated accrual of need . . . "

Table 15 and Chart 8 indicate the projected housing needs, for the City of Corona, through mid-year 1994. The projections indicate a need for 3,507 housing units during the planning period. This RHNA forecast includes a need for 1,139 housing units for very low- and low-income households. Meeting the needs of these households usually requires housing subsidies and financial assistance.

Use of RHNA Numbers

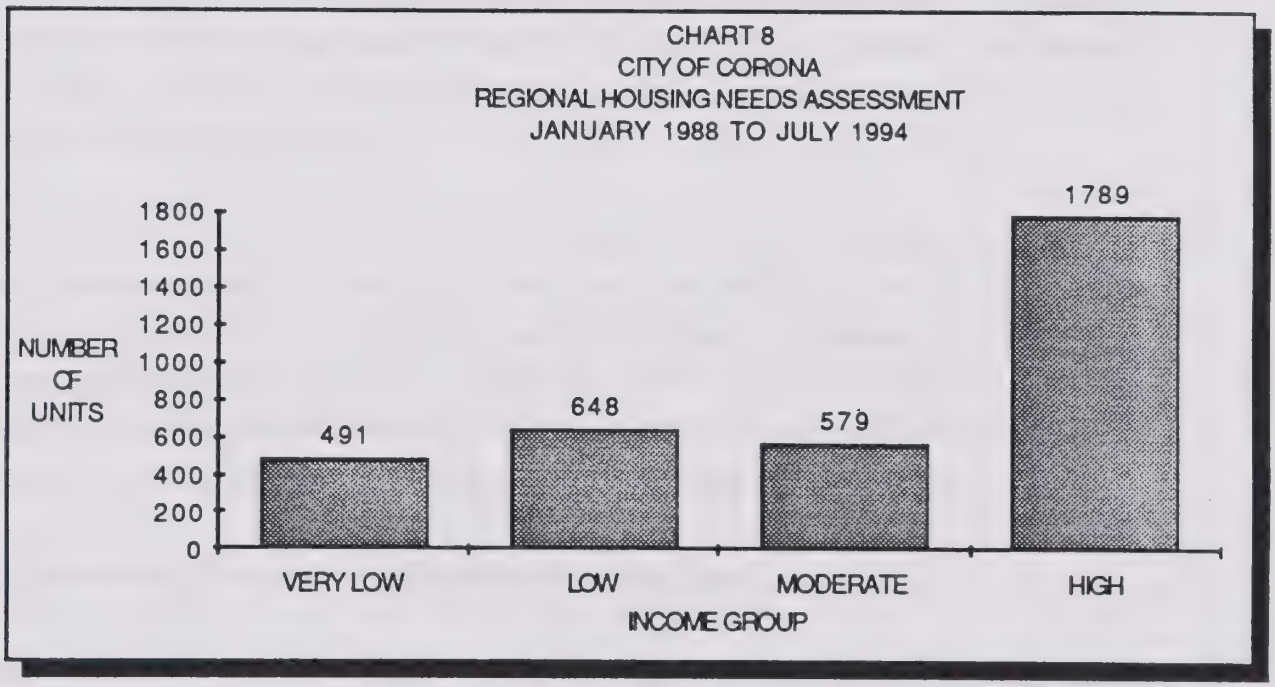
According to SCAG: *

> ". . . there has been a great deal of miscommunication and misunderstanding of the true significance of these numbers. They are NOT quotas for development which cities must reach by 1994. Rather, they are an identification of regional housing need and an allocation of it by jurisdiction. . . . when a jurisdiction finds in its Housing Element that the allocation is not achievable by 1994 for certain reasons explicit in the State Housing Law, it may modify these numbers in accordance with State law.

* Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, March 1988.

TABLE 15
CITY OF CORONA: REGIONAL HOUSING NEEDS ASSESSMENT
JANUARY 1988 TO JULY 1994

Income Level	Number of Households	Percentage Distribution
Very low	491	14.0%
Low	648	18.5%
Moderate	579	16.5%
High	1789	51.0%
Total:	**3,507**	**100.0%**



Source: Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, July 1988.

RESOURCES AND CONSTRAINTS

Introduction

Local housing elements, according to State law, must contain an analysis of **potential** and **actual** governmental constraints upon the maintenance, improvement, or development of housing for all income levels. The potential and actual constraints included and required in the scope of analysis are listed below:

- Land Use Controls (e.g., Land Use Element, Zoning Code)
- Site Improvements
- Fees
- Local Processing and Permit Procedures
- Building Codes

The State law does not imply that the above factors are actually constraints in all cities. Article 10.6, however, does require a descriptive analysis of these factors to determine if any of them do act as constraints to the maintenance, improvement, or development of housing in a local community.

All of the items listed above concern local regulatory factors. Besides these factors, there are some aspects of State and Federal programs which do constrain the actions which can be feasibly implemented by local governments. Consequently, potential or actual governmental constraints include not only local, but also State and Federal governmental constraints, including Article 34 of the California Constitution which requires a public referendum on some affordable housing developments.

Factors Affecting the Range and Diversity of Housing Types

Land use controls which establish the range and diversity of housing types to be encouraged and maintained in Corona include the General Plan and Zoning Code. More specifically, the Land Use Element, establishes the principal residential land use categories to be encouraged in the community. The Zoning Code, in turn, establishes regulations affecting the uses, density and size of housing permitted in different sectors of the City.

Three general residential land use categories are identified in the Land Use Element, as follows:

1. Low Density Residential: Development within this range include traditional single family units, large lot subdivisions, and planned unit developments with overall densities not exceeding six units per acre.

2. Medium Density Residential: Development includes duplexes, triplexes, town-houses and other types of multiple unit development at densities ranging from 6-15 units per acre.

3. High Density Residential: Development in areas designated for high density uses will permit housing with a density of 15 to 23 dwelling units per acre. This density ceiling can be exceeded for senior citizens/handicapped housing in the R-3 multiple family zone. The density range is 23 to 75 dwellings per acre.

About one-third of the City's land is designated by the Land Use Element for residential purposes. There are 15,337 acres in the area covered by the General Plan and 4,620 are designated for residential land uses. The total acreage of 15,337 includes land designated for agriculture, public facilities, open space, flood control basin, slope management areas, and freeway. Consequently, land designated for residential land use comprises 60% of all the land that is planned for urban development (i.e., residential, commercial, and industrial).

All land designated for residential use equals 4,620 acres; of this acreage, 81% (3,734 acres) is in the low density category. Another 5.5% (840 acres) is in the high density category and there are 46 acres in the medium density category. A summary is presented below:

	% of Total City Land	Acreage
High Density (23 dus/ac)	5.5	840
Medium Density (6-15 dus/ac)	.3	46
Low Density (0-6 dus/ac)	20.7	3,734

The consideration of recent annexations and conversion of agriculture lands for urban uses actually increases the amount of currently undeveloped land suitable for residential development to about 7,000 acres. There are about 1,250 acres in two recently annexed areas with specific plan designations and another 4,900 acres in agricultural areas suitable for rural residential and low to medium density residential land uses. The balance of 850 vacant acres is located in various part of the incorporated City.

There are a variety of housing types permitted by the three major residential land use categories. The General Plan Land Use Element allocates sufficient land to each category with the possible exception of the medium density category. However, development in the density range of 6 to 15 dus/ac is possible through the specific plan process.

Development in accordance with the Land Use Element would yield (ultimate build-out) a total housing stock of 39,054 dwellings. The numerical distribution is as follows:

- High Density	-	15,960	Dwelling Units
- Medium Density	-	690	Dwelling Units
- Low Density	-	22,404	Dwelling Units
		39,054	Dwelling Units

Therefore, the Land Use Element is not a constraint on meeting housing needs, including housing types, densities and total unit production potential.

Zoning Code

Residential land uses are allowed in 12 zones within the City. These zones consist of the following:

A-14.4	Agriculture Single Family
R-1A	Single Family
R-1-12	Single Family
R-1-9.6	Single Family
R-1-8.4	Single Family
R-1-7.2	Single Family
R-1-14.4	Single Family
R-2	Low Density
R-3	Multiple Family
R-3-C	Multiple Dwelling
R-G	Multiple Dwelling
MP	Mobile Home Park

A review was made of the development standards established by each of these zones for purposes of determining potential governmental constraints. The development standards reviewed for each zone include:

- Permitted and conditionally permitted uses (residential)
- Minimum lot area
- Maximum building coverage
- Minimum dwelling unit size
- Parking requirements
- Residential density.

There are nine individual housing types or styles permitted in the various zones, including large lot estates, single-family homes, condominiums, townhouses, apartments, mobile homes, senior citizen/handicapped, secondary dwelling units and PUDs (Planned Unit Developments). Large lot estates are permitted by the R-1A Zone (one-lot per acre). Single-family homes are permitted basically in six residential zones with the following minimum lot sizes measured in square feet: 7,200; 8,400; 9,600; 12,000; 14,000; and 14,400.

Condominiums and townhouses are permitted in the following zoning districts: R-2, R-3, R-3-C and R-G. Apartment housing also is permitted in the four previously mentioned zones. Mobile homes are permitted in eight residential zones. Housing for senior citizens and handicapped households is permitted in the R-3 zone at a density of 75 dwelling units per acre.

Secondary dwelling units, or "granny flats," are permitted in all zones except the MP, Mobile Home Park Zone. Additionally, there is PUD (Planned Unit Development) which is a conditionally permitted use in every zone except R-1A. The PUD is a tool to provide greater flexibility in subdivision design.

Residential densities span a wide range. The R-1A Single-Family zone permits housing at a density of one dwelling unit per acre. By comparison, senior citizen/handicapped housing can be constructed at a density of 75 dwelling units per acre in the R-3, Multiple-Family zone. The other residential densities (dus/ac) include the following:

- 3.0, 3.1 and 3.63 in the R-1-14.4, A-14.4, and R-1-12 Single-Family zones.
- 4.54 in the R-1-9.6 Single-Family zone.

- 5.18 in the R-1-8.4 Single-Family zone.
- 6.0 in the R-1-7.2 Single-Family zone
- 12.0 in the R-G Multiple Residential zone.
- 12.1 in the R-2, Low Density zone.
- 15.0-22.0 in the R-3 Low Density, Multiple-Family zone.
- 8.0 in the Mobile Home Park zone

In summary, then, there is a breadth of housing types and styles permitted by the zoning provisions of the City. Although there are only three residential categories in the Land Use Element, these categories are implemented by several zoning districts. Two zones allow multiple dwellings as an outright use (R-3 and R-3-C). The R-G zone allows multiple dwellings as a conditional use. Mobile homes are allowed in single-family zones plus an exclusive park zone. The Zoning Code is not a constraint on housing diversity and production.

Factors Affecting Housing Costs

Article 10.6, the housing element legislation, calls for analysis of the following factors as potential governmental constraints:

- Fees
- Processing and Permit Procedures
- Required Site Improvements
- Building Codes

These factors, all of which are influenced by City policy as well as other Statewide legislation, have an effect on the cost of housing. Another factor which influences housing costs are the "minimum dwelling unit sizes" established in the several residential zones.

Minimum Dwelling Unit Sizes

These housing unit sizes combined with prevailing square foot construction costs establish the minimum costs for new housing production. When minimum dwelling unit sizes are excessive, the lowest possible costs for new housing that can be developed

by the private sector is increased above that which is necessary. In Corona, the private sector is provided ample opportunity in light of the permitted minimum house sizes.

The following list indicates the minimum dwelling unit sizes for various housing types:

- 320 to 360 square feet, "Secondary Unit"
- 600 square feet, "Multiple Dwellings" in three residential zones
- 800 square feet, R-2 low density residential zone
- 1,000 to 1,400 square fee, single-family zones.

None of these standards appear excessive in terms of providing the opportunity for the private sector to respond to a range of housing needs.

Fees

Fees charged in relationship to development applications do influence the cost of housing because they usually are passed onto the consumer. Applications may vary from various requests to amendments of the General Plan. Accordingly, the fee amounts will vary depending on the specific application. The Technical Appendix contains a detailed explanation of the fee amounts for the processing of several applications in the City of Corona. These fees become effective May 6, 1989.

Usually developments do not require more than one or two applications. The reason for this is that there is general consistency between the zoning map and text and the Land Use Element of the General Plan. Besides this factor, the City's Redevelopment Agency has a fee reduction program which mitigates, for qualified affordable housing developments, the costs of various applications.

In addition to the foregoing, there are other charges assessed upon residential development in the City. These include: Park Fee, Dwelling Development Tax, Sewer Capacity, Water Connection, plan check and the various required permits. These fees account for direct costs of $3,000 to $5,000 per unit in a typical project in Corona.

Total actual possible per unit fees may be high; however, they are mitigated in qualified projects through the fee reduction program explained earlier. Moreover, a comprehensive study was recently completed on the City's costs, fees, revenues and

services. That study concluded the fee structure (as described here) is consistent with the actual costs incurred by the City. (Management Services Institute, Cost Control System for the City of Corona, California, May 1984). Table 16 provides a comparison of Corona's fees to those of Norco, Chino and Riverside County.

TABLE 16
INVENTORY OF FEES

	Norco	Chino	Corona	Riverside Co. *
GPA	$500 + $10 AC	$1,560 + 13,380 EIR	$2,135	$1,650 + $25 ac/lot
ZC	$500 + 10 AC	$913	$2,180	$1,050 + $25 ac/lot
CUP	$400 + $50 AC	$950	$2,810	$1,050 + $25 ac/lot
V	$400/$250	$605/$30	$1,380 (major) $440 (minor)	$450 + $25 ac/lot $125 + $10 ac
SUP	$100	-0-	$230	$30
RSP	$100 + $25 AC	$591	$_____	$825
PD	$400 + $50 AC	-0-	$_____	$1,650 + $25 ac/lot
TPM	$400	$700 + $50 LOT	$2,000 - $3,000	$900
TT	$700 + $10 LOT	$700 + $50 LOT	$3,000 + $20 LOT	$1,556 + $25 ac/lot
LLA	$100	-0-	-0-	$550
LM	$100	-0-	-0-	-0-
R	$300	-0-	-0-	-0-
EA	#25	$520	$445	$150

Source: Telephone survey conducted by Castaneda & Associates (March 1989).

Processing and Permit Procedures

Most developments in the City do not require extensive processing because only Tentative/Final tract maps are necessary. Usually, a tentative tract map is processed within a three to five month time period. There are some instances of General Plan amendments and zone changes. The City practices "concurrent processing" for tracts and Specific Plans. Both application requests can be processed concurrently in four to six months, or longer depending on the environmental requirements associated with the application.

In addition to the foregoing, the City encourages the use of "specific plans." These plans provide for a flexible approach for addressing housing preferences and supplant traditional zoning. As a result, the "specific plan" process encourages housing diversity and results in reduced processing time as specific housing products are planned and designed in individual building/development sites.

Site Improvements

Most cities do require these improvements as a part of the normal development process. As land is subdivided and built upon, the City of Corona requires improvements such as streets, sidewalks, curbs, gutters, street trees and other related improvements. The improvements required by the City are permitted by State law and are not extraordinary. They are necessary for purposes of assuring public health and safety in residential communities.

Building Code

Corona has adopted the Uniform Building Code and other model codes such as electrical and plumbing. This is a standardized code adopted by most cities throughout the State of California. The City does not impose (on the basis of unique local conditions) requirements or standards more stringent than those incorporated in the code.

ANALYSIS OF NONGOVERNMENTAL CONSTRAINTS

Introduction

Three factors of a nongovernmental nature are cited by Article 10.6 as potential constraints on meeting housing needs. These include the following:

- Land costs
- Construction costs
- Availability of financing

These factors can be examined in relationship to the market conditions prevailing in the existing and new housing supply. The existing supply can be assessed most effectively in relationship to demand conditions such as length of residency in the City and supply conditions such as housing types, rent levels and vacancy rate. The new housing supply can be analyzed with reference to the construction costs, sales price distribution, and available financing.

Land Costs

Most of the City's housing development occurs within large residential tracts. The land costs are part of the total housing package including amenities and recreational facilities. As indicated by the housing sales survey, there is a wide price-range of new homes offered in Corona. To produce new housing at affordable costs (as defined in Riverside County) does require subsidies and financial assistance which could affect land costs, financing, or other production associated costs.

Construction Costs

Construction costs include the materials and labor necessary to build the structure. These costs will very widely depending on the quality features (e.g., size, roofing, carpeting, etc.) which are incorporated in the structure. Because of these factors, it is difficult to establish an absolute measure of construction costs. An enhanced understanding of construction cost impacts is acquired by tracking the relative changes in this production cost category over time.

Trends in single-family construction costs are available for the period of January 1969 to October 1987. During this period the single-family home construction costs have increased nearly three-fold. A home that cost $50,000 in 1969 would now cost $135,000. These cost trends, which are monitored by the Marshall and Swift Company, and published quarterly by the Real Estate Research Council of Southern California, are issued with respect to a one-story three-bedroom, two-bath, wood frame, single-family residence with an attached two-car garage. The prototypical single-family residence is 1,570 square feet in size with an attached garage of 447 square feet.

Apartment construction cost trends are available for the period between January 1976 and October 1987. During this time span, the apartment construction costs have more than doubled. An apartment building which in 1976 cost $410,250 to construct would now cost $858,400. The prototypical apartment building for the construction cost trends consist of 28 one- and two-bedrooms, laundry room and small lobby. The structure is of average quality and the costs do not include elevator, garages or site improvements.

Availability of Financing

In March 1989, a survey was published of mortgage interest rates throughout Riverside County. The financing study, conducted by TRW Real Estate Market Information, encompassed 10 lending institutions. The interest rates on 30-year fixed rate mortgages ranged from 11% to 11.415%; the points ranged from 1-1/2 to 2. The adjustable rate mortgages ranged from 9.5% to 9-5/8% with the loan index all being tied to the Federal Home Loan Bank Board 11th District monthly average cost of funds. The "cap" rates ranged from 13-5/8% to 14.1% percentage points.

The County's leading real estate lenders in 1988 included:

- Wells Fargo
- Security Pacific
- Bank of America
- Home Federal Savings
- First Interest
- Great Western Bank
- Great American
- Directors Mortgage
- Bank of California
- Home Savings

With respect to the availability of financing, State laws have an influence. For instance, State law promotes fair lending practices and investment in all neighborhoods. Under California law, it is against public policy to deny mortgage loans or adversely vary the terms of such loans because of the conditions, characteristics or trends in a neighborhood that are unrelated to the creditworthiness of the applicant or the value of the real property security offered. (Section 35801 of th Health and Safety Code). The State has enacted administrative regulations which provide for disclosure of loan patterns and prohibit discrimination in lending practices, while allowing lenders to continue to make or deny loans for prudent business reasons.

State law prohibits local governments from enacting anti-discrimination ordinances. A brief summary of State laws relating to open or fair housing is given below:

- The Rumford Fair Housing Act prohibits discrimination on the basis of race, color, religion, sex, marital status, national origin or ancestry in the rental, lease, sale or financing of any residential dwelling, except for an individual room in an owner's house.

- The Unruh Civil Rights Act prohibits discrimination on the basis of a persons race, color, sex, national origin, religion, or ancestry in the provision of goods an services by all business entities. A business entity includes landlords, real estate brokers acting as agents int eh sale of real property and financing institutions. The court may award actual damages to a prevailing complain in addition to punitive damage of up to three times the amount of actual damages, but not less than $250 plus attorney's fees.

- Any provision in a lease or mortgage which restricts the lease or sale of housing to persons of a specific sex, race, religion, ancestry, or national origin, is void.

- The State Real Estate Commissioner may suspend or revoke the license of any real estate licensee who induces the sale or lease of residential property on the grounds that the prospective entry into the neighborhood of a person of another race or religion will decrease property values, increase crime, or cause a decline in the quality of the schools. The Real Estate Commissioner has issued regulations expanding upon this law and upon the Unruh Civil Rights Act, which prohibits improper discrimination in the activities of real estate licensees.

ENERGY CONSERVATION IN NEW DEVELOPMENT

Under current law, Corona's Housing Element must include the following:

> Analysis of opportunities for energy conservation with respect to residential development (Section 65583 (a)(7)).

In relation to new residential development and especially affordable housing, construction of energy efficient buildings does add to the original **production** costs of ownership and rental housing. Over time, however, the housing with energy conservation features should have reduced **occupancy** costs as the consumption of fuel and electricity is decreased. This means the monthly housing costs may be equal to or less than what they otherwise would have been if no energy conservation devices were incorporated in the new residential buildings. Reduced energy consumption in new residential structures, then, is one way of achieving more affordable housing costs when those costs are measured in monthly carrying costs as contrasted to original sales price or production costs. Generally speaking, utility costs are among the highest components of on-going carrying costs.

Opportunities for additional energy conservation practices include the implementation of "mitigation measures" contained in environmental impact reports prepared on residential projects in the City of Corona. The energy consumption impacts of housing development may be quantified within the scope of environmental impact reports, prepared by or for the City of Corona. Mitigation measures to reduce energy consumption may be proposed in the appropriate sections of environmental impact reports. These mitigation measures, in turn, may be adopted as conditions of project approval. For example, passive design techniques could be encouraged for reducing energy consumption.

The City also recognizes that there are several ways to achieve energy conservation in new and existing housing. Potential state-of-the-art opportunities could be evaluated within the context of environmental impact reports, specific plans, and/or site plan review. Feasible site planning and/or building design energy conservation opportunities then could be incorporated into the project design. A evaluation of the potential for energy conservation could be incorporated into the permit and processing procedures of the City. The City does implement Title 24 of the California Administrative Code concerning energy efficiency standards.

GOALS, OBJECTIVES AND POLICIES

Goals

- *To encourage development of housing to satisfy the shelter and home environment needs of existing and future Corona residents.*
- *To encourage provision of a variety of housing types, prices, ownership possibilities, and locations.*
- *To develop neighborhoods properly related to essential community services.*
- *To maintain high quality development standards for residential land development to ensure establishment of neighborhoods with lasting value.*

Objectives

- *To plan for the production of at least 3,500 new housing units over the next five years to satisfy the SCAG projected housing production needs and meet market demand.*
- *To plan for the development of apartment housing units over the next five years to meet an appropriate share of the projected need for rental housing as determined by market research studies.*

Policies

- *To continue to implement the Land Use Element of the General Plan.*
- *To continue to promote the practice of "specific plans" and thereby encourage a variety of housing types and styles.*
- *To continue to implement successful procedures which assure the adequate availability of public services and facilities.*

HOUSING PROGRAM

Under current State law, a Housing Element must discuss the City's actions to provide adequate sites for housing. This relates, first, to the "holding capacity" of the residential land in the City in relationship to projected new construction needs. The second factor concerns the "variety of housing" permitted by the City's land use planning framework.

Potential Holding Capacity

There is enough land in the City planned for housing development to accommodate the projected level of need. This pertains to both the amount of land designated for development and the number of units permitted by the Land Use Element and Zoning Ordinance. Table 17 shows the type and number of housing units that are likely to be absorbed by 1995.

TABLE 17
CITY OF CORONA: FUTURE SUPPLY CONDITIONS -- 1988 TO 1995

	Residential Developments Currently Selling/Available for Occupancy		Planned Residential Developments	
	# of Projects	# of Units	# of Projects	# of Units
Single-Family Detached	25	2,242	43	11,551
Single-Family Attached	1	114	13	3,587
Multi-Family	0	0	15	3,637
	26	2,356	71	17,775

Source: Market Profiles
Residential Trends
The Research Network Ltd.
August 1988

The number of housing units already approved for development in the next 6 years is quantified. The level of approved and committed development exceeds the City's share of regional housing needs. There is or will be adequate public services and facilities to these sites during the planning period of these projects. About one-third of the multi-family approved housing production can be developed for affordable housing. This equates to 50 to 60 acres designated for housing in the density range of 15 to 22 dus/acre. The estimated production is 1,017 (55 acres at 18.5 dus/acre).

Variety of Housing Types

Factory-Built Housing

To expand upon housing choices the City has adopted provisions for factory-built housing. The purpose of Chapter 17.81 of the Zoning Code is to provide an additional opportunity for affordable housing by regulating the installation of mobile homes on permanent foundations on residentially zoned lots which are compatible with mobile home use. In Chapter 17.81, affordable housing is defined as follows:

> "A single family residential dwelling shall be considered affordable if the total purchase price, including the price of the lot, is no greater than four times one hundred twenty percent of the average income of the city for the applicable year, based on the Editors and Publishers Market Guide made available by the Riverside County Department of Economic Development."

Specific Plans

Although there are only three density categories in the Land Use Element, there are several zoning districts established to meet a variety of housing needs. The provisions affecting the variety of housing types have been explained in this document. The City also encourages a variety of housing types and densities by the preparation and implementation of Specific Plans. Three specific area plans have recently been adopted or amended:

1. Foothill Ranch Specific Plan (under review)
2. Sierra Del Oro Specific Plan
3. Corona Ranch

Each of these Specific Plans contained provisions for housing development; examples are noted in the following paragraphs from the Foothill Ranch Specific Plan (under review).

> *The Foothill Ranch SP proposes a phasing plan that acknowledges the need to economize the cost of municipal services by developing the project consistent with availability of existing services and the proposed timing of services to be completed as contemplated by the South Corona Community Facilities Plan.*

The SP provides a wide range of housing opportunities including large lot estates, conventional single family detached residential, single family, attached residential and multiple family residential.

The SP proposes a mixed use concept where people can own or rent homes, utilize recreational areas such as greenbelts and parks, attend neighborhood schools and shop at adjacent neighborhood commercial centers. The SP proposal to amend the South Corona land use plan by adding neighborhood commercial to a range of permitted uses specifically addresses the need to provide the full range at services for future residents of the area.

Policy #4 encourages clustering of community service, educational and recreational uses with the village core areas. Consistent with this policy, the Specific Plan provides park sites, an elementary school site, and a recreational greenbelt in village core areas. The zoning regulations in this Specific Plan provide opportunities for the development of additional community service uses such as churches, day nurseries, and homes for the aged or children as conditional uses. The proposed locations of the neighborhood commercial and quasi-public sites adjacent to the northeast part of the village core provide needed added opportunities for development of essential community services.

Second Units

The City's Zoning Code has made provision for second units. According to Section 17.85.010 of the Zoning Code:

> "The purpose . . . is to provide an additional opportunity for affordable housing in the city by permitting secondary units for residential purposes on lots zoned for single or multiple family use which are compatible."

VII.
EQUAL HOUSING OPPORTUNITY

NEEDS ASSESSMENT

State law indicates that equal housing opportunity is a policy objective of local housing elements. However, State law does not provide a direct role for municipalities in connection with this policy area. Consequently, local efforts are intended to focus on ensuring that open and fair housing laws are implemented and that there are no mortgage deficient areas in the City.

RESOURCES AND CONSTRAINTS

On January 23, 1989 HUD published final rules implementing the 1988 Federal Fair Housing Act. Under this law, the disabled have been added as a protected class. A concession was given to apartment owners in allowing them to collect special deposits for disabled tenants modifying apartments to make them more accessible. The new law gives disabled tenants the right to demand alterations to units without letting management increase their security deposits. Landlords, however, may negotiate with tenants to set up separate interest-bearing escrows to cover cost of restoring modifications when tenants vacate. The following conditions are also outlined in the HUD final rules:

1. Escrow payments may be negotiated only where it is reasonable to do so.

2. Disabled residents must obtain landlord's permission before proceeding with modifications.

3. The apartment owner may not require tenants to follow a detailed approval process; permission to make modifications may be oral.

4. Owner may withhold permission until renter selects a responsible contractor to do the work.

5. Management may condition approval on renter providing reasonable description of planned alterations and assurances that necessary building permits will be obtained.

Female Heads and Households

The single employed parent typically desires minimal maintenance housing, primarily two-bedroom units near place of employment, school, shopping and recreational activities. One of the main priorities is a safe neighborhood. HUD published "final rule" concessions to the 1988 Federal Fair Housing Act (January 23, 1989) implementing

amendments that add families with children as a protected class under the federal housing law. Although the regulations offer retirement communities more leeway in types of facilities and services they must offer to be exempt from admitting children, this leeway is not extended to mobile home park operators. The act only provides exemptions for all-adult communities for pre-retirees at least 55 years old and elderly 62 or older.

GOALS, OBJECTIVES AND POLICIES

Goals

- To achieve open housing in the City of Corona that prohibits discrimination in housing sales and rentals.
- To achieve development of housing available to all income and age levels.

Objectives

- Assure implementation of countywide open housing programs i the City of Corona.
- Assure that appropriate City staff have knowledge of fair housing and open housing legislation and of agencies for referral of discrimination complaints.

Policies

- Promote equal housing opportunity throughout the City.
- Promote housing which meets the special needs of large families, minorities, elderly, handicapped, and single parent households with children.
- Promote greater awareness of tenant and landlord rights.
- Provide information on fair housing laws to interested persons, organizations and home builders.
- Refer complaints of housing discrimination to appropriate County, State and/or Federal agencies.

The fourth category of the housing program pertains to promoting equal housing opportunity. This category is addressed through the City's participation in the Riverside Urban County Community Development Block Grant Program. The "New Horizons Fair Housing Assistance Project" is included in the County's program. This project will be implemented on a countywide basis, and, therefore, the City of Corona will benefit from the program.

According to the County application, the "New Horizons Project" provides a focus to the County commitment to fair housing and to affirmative efforts to open housing markets to all residents of the County regardless of their race, color, religion, sex, marital status, national origin, age or handicap. The County intends to use the "New Horizons" concept to marshall community resources in the public and private sector to develop and implement comprehensive and coordinated equal housing opportunity strategy.

TECHNICAL APPENDIX
City of Corona
1980 Census of Population
and Housing Summary Tape File
(STF-4) Data

SEE COMBINED APPENDIX AT BACK OF GENERAL PLAN

CITY OF CORONA

CONSERVATION ELEMENT
OF THE
GENERAL PLAN

CONSERVATION
GOALS & OBJECTIVES

1. Goals

- To preserve, protect and enhance the City's natural resource and open space inventory for the benefit of the City's residents and the region.

- To conserve the City's natural resource base through planned utilization of water, soil, and other resources that are considered valuable for reasons of economic benefit, safety and aesthetic value.

- To create a productive balance between man and his uses of land and the conservation of areas with unique environmental and aesthetic value.

2. Objectives

- To use open space to contribute to shaping the City's development pattern.

- To identify and preserve lands of significant value as natural resources.

CONSERVATION

The Conservation Element includes proposals for utilization of natural resources including water resources, forests, soils, minerals, wildlife and other resources. The Conservation Element and accompanying Open Space Element presents a comprehensive program which will result in the effective and efficient use of natural resources evident in the City.

The Conservation Element contains two components. These are:

A. The resource inventory; and

B. A statement of programs that will be necessary to effectively utilize the City's resource base.

5.1 RESOURCE INVENTORY

The inventory identifies natural features which affect the City's resource base. Items included in the inventory are topography, soils, water supply and quality, flood control, climate, agriculture, vegetation, fauna, and mineral deposits.

A. Topography

Corona is situated at the base of an alluvial plain formed by the Santa Ana Mountains. The topographic features created by this include a gentle slope rising to the south and west. With the exception of the extreme southern and northeastern sections of the City the topography includes few significant variations. Figure 5-1 includes a slope analysis of the City and sphere of influence. The majority of the City's land area rises to the south at a vertical slope of less than 15 percent. However, areas with steep slopes do exist. Slopes above 15 percent present difficulties for all types of development, both agricultural and urban. In addition, development costs are generally greater than in areas with lesser slopes and the susceptibility to hazards is greater.

B. Soils

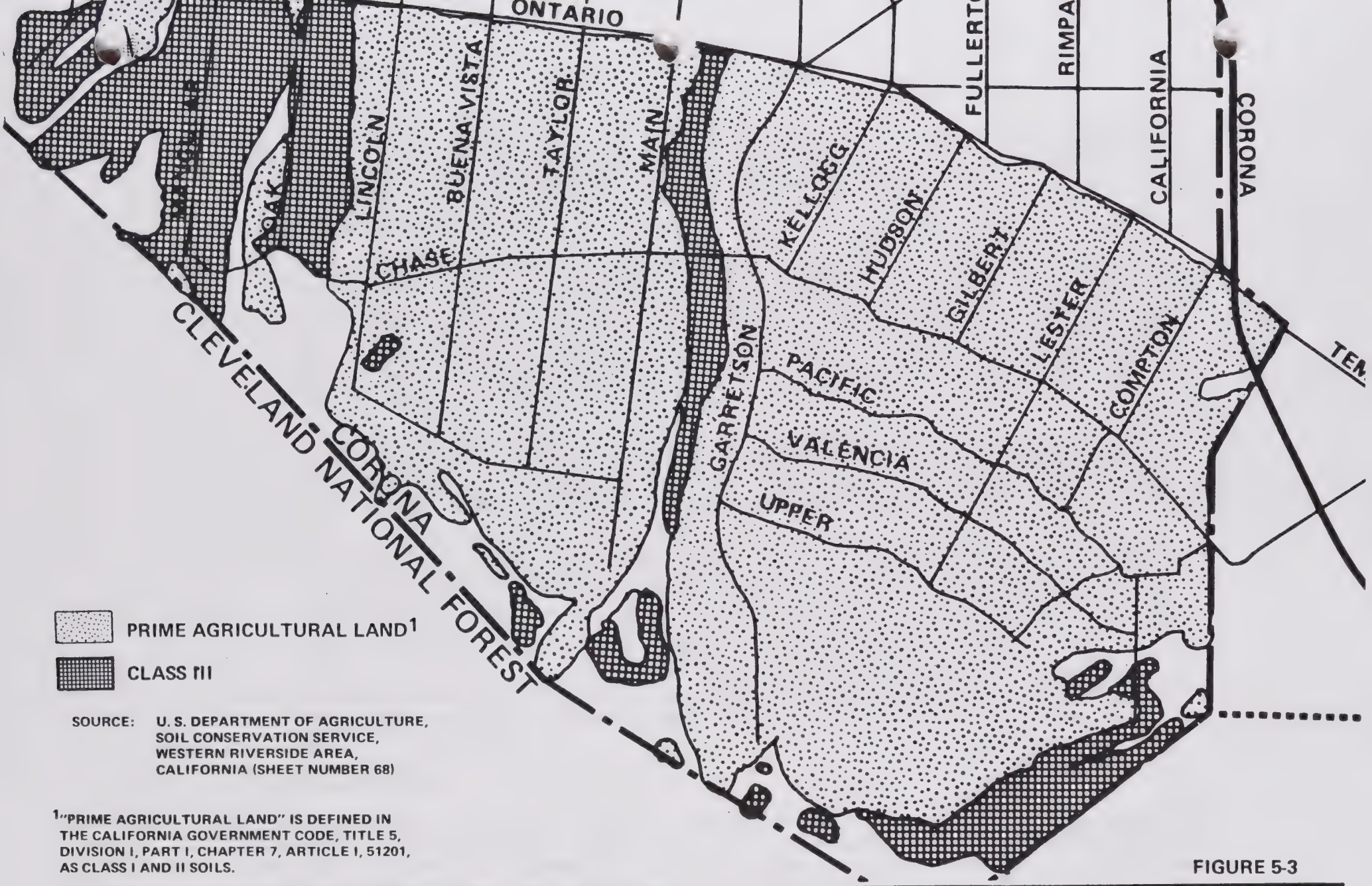
Soil associations in the City are shown in Figure 5-2. Generally, characteristics of the soils in the southern portions of the City are suited to agricultural uses. The desirability of the soils in the southern areas of the City for agriculture is further illustrated in Figure 5-3 which indicates the location of land classified by Section 51201 of the Government Code as prime agricultural land.


GENERAL PLAN FIGURE 5-I
Slope Analysis
0–10% GRADIENT
10–15% GRADIENT
15–25% GRADIENT
25%+ GRADIENT
NORTH/SCALE IN FEET 0 3000
City of Corona



GENERAL PLAN FIGURE 5-2

Soil Associations



SOURCE: U. S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, WESTERN RIVERSIDE AREA, CALIFORNIA (SHEET NUMBER 68)

[1]"PRIME AGRICULTURAL LAND" IS DEFINED IN THE CALIFORNIA GOVERNMENT CODE, TITLE 5, DIVISION I, PART I, CHAPTER 7, ARTICLE I, 51201, AS CLASS I AND II SOILS.

FIGURE 5-3

CORONA GENERAL PLAN

PRIME AGRICULTURAL LAND

WILSEY & HAM

north

C. Erosion

In Corona soil erosion is a function of water velocity, run off, soil type, vegetation, and climate. Due to topography, vegetation and soil type erosion is limited to the major drainage courses including the Temescal Wash and the Oak Street Channel.

D. Water Considerations

1. Surface Drainage: Natural surface drainage through Corona enters the Temescal Wash and Channel from the southeast and flows north and then west to the Prado Flood Basin and the Santa Ana River. Other surface drainage is tributary to the Temescal Wash or the Santa Ana River with the major systems including the Oak Street Channel, the Main Street Channel and the Wardlow Wash which flows directly into the Santa Ana River. Major flood hazard boundaries created by the surface drainage characteristics are shown in Figure 5-4.

2. Water Supply: Water supply for the existing municipal water system is derived from wells located in the Temescal, Bedford, and Coldwater Basins and from the Metropolitan Water District's Lower Feeder. The latter source is conveyed to an existing water filtration plant from which it enters the distribution system.

3. Water Quality: The quality of water from the combined sources varies considerably. In general, water derived from the Coldwater Basin is of excellent quality. Water from the Bedford Basin and the Temescal Basin is higher in dissolved solids and in some cases outside of the allowable limits prescribed by the California Department of Public Health. This is particularly true in respect to nitrates which have been rapidly increasing in recent years, presumably from the leaching of chemical fertilizer applied for agriculture. Colorado River water, available from Metropolitan Water District's Lower Feeder is within the acceptable limits of the State Department of Public Health allowable standards and northern California water will be of high quality when available.

E. Climatic Conditions

Corona lies near the eastern boundary of the South Coast Air Basin in the Upper Santa Ana River Valley which is classed climatically as an intermediate valley. In comparison with the coastal plains, an intermediate valley is characterized by warmer, drier summers, and cooler, wetter winters. Such valleys are not influenced by the moderating influences of marine air, and have more extreme temperature ranges than coastal areas. The temperatures


GENERAL PLAN FIGURE 5-4
Surface Drainage Features
PRADO FLOOD CONTROL BASIN
FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY
SOURCE: DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION; U.S. GEOLOGICAL SURVEY, 7 5 MINUTE SERIES QUADRANGLE ROADS
NORTH / SCALE IN FEET 0 3000
City of Corona

range from an average mean monthly low of 51.7°, in January to a high of 74.6° F in July. Average annual precipitation for Corona is 12.42 inches.

Positioned at the mouth of the Santa Ana Canyon, Corona is subject to abnormal wind velocities from the west. The canyon acts as a funnel for air masses moving across the basin, causing increased velocity and duration of winds as illustrated in Figure 5-5. Under certain climatic conditions, the wind direction is reversed and high velocity winds move across the City from the east. Air quality in the City is influenced by the climatic conditions and the City as well as the surrounding portions of Riverside County are within a critical air basin.

F. Flora and Fauna

Native vegetation in Corona includes low chaparral dominated by chamise, buckwheat, and black sage. On north facing slopes, this association is intermixed with scrub oak. Fauna in the southern non-developed areas represents a continuation of animal life in the Santa Ana Mountains and includes foxes, coyotes, deer, raccoon and wood rats.

G. The Agricultural Resource

The agricultural resource in Corona is a result of the area's climate, topography, soil drainage characteristics, water supply and soil quality. The resource *includes an approximate 4,200 acres of citrus and avocado groves in the southern portions of the City.* area includes approximately 4,200 acres which have a long history of irrigated agricultural use, but this cultivated acreage has declined to approximately 3,100 acres of citrus and avocados in the southern portions of the City. The agricultural resource is based on the physical factors indicated above which continue to be present in the area. However, the economic forces influencing agricultural production, including production costs, competitive market relationship, and local, national and world economics, have created a declining economic viability for agriculture in the South Corona area which points to the gradual cessation of agricultural activities in this area and the permanent replacement of these activities by urban development.

H. Mineral Deposits

There are presently three producing oil wells in Corona and they are controlled by City Ordinance. The City should be aware that a commercially developable oil pool exists and it should be alert to possible exploitation. Within the sphere of influence other exploitable minerals include clay, sand and gravel deposits.

5.2 THE CONSERVATION PROGRAM

The conservation program includes two interrelated policy approaches. The first is to implement policies which will conserve the unique aspects of the City's resource base. The second is to recognize the declining economic viability of agricultural activities in South Corona but to protect those remaining economically viable agricultural lands by conserving the unique aspects of the City's resource base which serve these uses. *The second*



STABLE MARINE AIR FLOWING AROUND BOTH SIDES OF OBSTACLES MEETS IN AREAS OF CONVERGENCE IN THE SAN FERNANDO VALLEY, BEHIND THE PALOS VERDES HILLS, AND AT ELSINORE.

SOURCE: THE STATE OF CALIFORNIA IMPLEMENTATION PLAN FOR ACHIEVING AND MAINTAINING THE NATIONAL AMBIENT AIR QUALITY STANDARDS, THE CALIFORNIA AIR RESOURCES BOARD.

FIGURE 5-5

CORONA GENERAL PLAN

WIND PATTERNS

WILSEY & HAM

north

component of the approach includes policies to minimize the disruption created by the interface between development and the resource base.

A. Conservation of Unique Aspects of the Resource Base

A most significant aspect of the City's resource base is the existence of substantial areas of active agricultural production. Implementation programs to protect these areas include:

1. *Zoning of agricultural areas to densities and uses that will be compatible with farming operations.*

A unique aspect of the City's resource base is the existence of active but declining agricultural production. Implementation methods to protect remaining economically viable agricultural uses include:

1. Recognition that agricultural areas in the south part of the City are going through a period of transition from agricultural to urban type uses, and that during this transition period adequate protection through physical separation and buffering needs to be provided between agricultural operations and urban type uses.

2. Provision of tax relief from urban related assessment procedures through use of the Williamson Act *and Open Space Easements* contracts for those property owners who request them.

An additional unique aspect is the canyons and creek sides that exist adjacent to the Cleveland National Forest. Implementation methods to protect these areas include:

1. Canyons should be preserved from encroachment to protect natural resources and reduce flooding and fire safety hazards.

2. Creeks and channels should be retained in their natural state whenever feasible, however, the protection of life and property may require concrete channels or other methods of controlling water flow.

B. Minimizing the Disruption Created by the Interface of Development and the Resource Base

1. Flood Control Programs: The City of Corona in conjunction with other jurisdictions and adopted an aggressive posture toward development of a Master Drainage Plan that will reduce flood hazards in Corona. In addition to the Master Drainage Plan which is now being implemented, other program elements should include:

a. Flood plain zoning;

b. Flood hazard insurance; and

c. Continual monitoring of the impact of development on drainage capacity.

2. Wastewater Treatment: Wastewater for the Corona Treatment Plant is discharged into the Santa Ana River Basin and has an impact on water quality throughout Riverside and Orange Counties. The City's continuing development policies must ensure that the capacity of the treatment plant is adequate for anticipated needs. Program elements include:

    a. Plant expansion to keep pace with anticipated needs; and

    b. Development regulation to ensure adequate operation capacities.

AMENDMENT TO THE CITY OF CORONA CONSERVATION ELEMENT

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AMENDMENT TO THE CITY OF CORONA
CONSERVATION ELEMENT

I. STATUTORY REQUIREMENTS

The California Government Code requires that an area's mineral resources be identified and pertinent policies be specified in the Conservation Element of the General Plan. Government Code Section 65302(d) stipulates that "the general plan shall include a conservation element for the conservation, development, and utilization of natural resources including...minerals..." The Surface Mining and Reclamation Act (SMARA), adopted in 1975, further recognizes the value of preserving mineral resources. The objective of SMARA is to assist local governments in conserving mineral resources for future use, and to recognize the value of the deposits to the region, rather than solely to the local jurisdiction. This act provided a method for classifying and designating areas for the presence or absence of mineral resources which are of state-wide or regional importance. These areas are categorized into four mineral resource zones (MRZs) as follows:

MRZ-1 Areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their production.

MRZ-2 Areas where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists.

MRZ-3 Areas containing mineral deposits of which their significance cannot be evaluated from available data.

MRZ-4 Areas where available information is inadequate for assignment to any other MRZ zone.

The presence of MRZ-2 resource zones within the City limits requires that the General Plan show the location of these zones and incorporate policies for the management of the mineral resources. If the City proposes a land use that is incompatible with mineral extraction in or near resource zones, it must explain why the mineral resource is not being protected. While much of the mineral resources for the Corona vicinity are located outside the City limits, these resources are within the City's Sphere of Influence and could ultimately be contained within the boundaries of the City.

II. MINERAL RESOURCES IN THE CORONA VICINITY

Portions of the City of Corona and its Sphere of Influence are designated by the California Department of Conservation as a "Construction Aggregate Resource Area" (Map 1). The bulk of the mineral resources that are found in the City's sphere have historically been mined in the Temescal Valley; however, other mineral resources are also found in the Santa Ana Mountains and the "Narrows" in Santa Ana Canyon. These mineral resources generally consist of clay and construction aggregates--crushed rock, sand, and gravel. Much lesser amounts of silver, lead, zinc, coal and gypsum have also been been

identified within the City limits and Sphere of Influence. These mineral resources are briefly discussed in the following text.

Rock Products. The Temescal Valley area that is adjacent to and within the City of Corona is rich in aggregate resources. Crystalline, sedimentary and metasedimentary rocks are found throughout this region and have been designated by the State as significant mineral deposits that have regional and state importance. Currently, the majority of these mineral resources are outside the City limits, but are within the City's Sphere of Influence, and thus, could be ultimately within the City's jurisdiction. Metasedimentary rocks found within this area include quartzite, argillite, and limestone. Crystalline rocks quarried in this area include quartz latite porphyry, granodiorite, and quartz monzonite.

The majority of the mining operations within the Temescal Valley are located on the eastern side of this north/south trending canyon. Riverine, open pit, and side hill mining operations have occurred, and continue to operate, on properties within this area. Currently, several in-stream aggregate mining operations are extracting monzonite and granodiorite for use in concrete and asphalt. Additionally, porphyry is being mined to provide roofing granules. Much of this mining has operated continuously for several decades and similar operations have occurred in this area since the 1920's. The total potential resource of crushed rock in the Temescal Wash area is many hundreds of millions tons (Division of Mines and Geology, Special Report 143, p. 17).

Clay Production. The City of Corona Sphere of Influence includes the oldest and most productive clay district in Southern California. The first operation, which was opened as early as 1890, was the McKnight mine, which is located adjacent to the City's southern boundary, along with several other smaller mines located in the Santa Ana Mountains. These particular mines have since become physically and/or economically exhausted. None of these sites have been classified as "significant mineral deposits" by the State.

The City currently has one known clay resource site within its limits that has a State Classification of MRZ-2. This site was first discovered in 1975 and is known as the Dominguez Mine and is located south of the Sierra Del Oro Specific Plan area. Currently, sedimentary clay from calcareous shale members of the Ladd Formation is being extracted from the site. The clay is removed in slices by using a bulldozer and then is loaded by a front end loader onto 25 ton trucks and shipped 7 miles to a plant site within Corona. The bulk of the clay goes into the production of roofing and patio tile.

Sand and Gravel Deposits. The sand and gravel resources within the City of Corona and its Sphere of Influence occur both as stream deposits and as deposits in older geologic formations. Stream deposits include stream channel deposits (in the currently active channel of the stream) and flood-plain (terrace) deposits that occur adjacent to the active channel. Sand and gravel are also occasionally produced from deposits of intrusive granitic or volcanic rock ("hardrock deposits"). These deposits normally occur in hillside settings, such as in the mountains east of Temescal Valley.

Different mining techniques are used to excavate and process sand and gravel, each adapted to the different geologic environments. Mining in an active stream channel utilities in-stream mining methods. Depending on the depth of the water table, several methods of extraction are used. Above the water table, scrapers are commonly used to excavate raw material. Wheel- or

track-mounted front-end loaders are also employed. Draglines and dredges are commonly utilized for mining below the water table.

Mining of flood-plain (terrace) deposits and older geologic formations is done by open-pit or side hill methods. Such mining usually takes place in a more geographically restricted area, and to greater depths than in-stream mines. Overburden (soil and/or unsuitable subsurface materials) is commonly present, and must be removed before mining can occur. Occasionally, this material is saleable as topsoil or fill. Mining depth for open-pit excavation is dependent on a number of factors related to engineering and economics. Front-end loaders and power shovels are generally the primary means of excavation. Dragline equipment may be used for excavation of dry raw material along sides of pits. Hardrock formations, such as that east of the Temescal Wash, often require blasting to sufficiently fracture the material for processing. In open-pit mining excavation below the water table is common. In these cases, extraction by draglines and dredging is similar to in-stream operations.

Excavated material, whether from in-stream, open-pit or side hill deposits, is transferred to a processing plant by means of haul trucks, conveyor belts, or rail. Various forms of processing are then required to ready the aggregate for sale. This may include (1) separation of material into desired sizes (by screening and/or crushing); (2) washing out of excessively fine material; (3) removing detrimental materials; and (4) further processing into concrete and asphalt products.

Other Minerals. Numerous minerals have been identified as occurring in the hillsides east of Temescal Wash and in the Santa Ana Mountains south of the City of Corona. Tin, copper, silver and gold are among the minerals which have been discovered. However, none of these minerals seem to be available in quantities necessary for economic viability. Quartz latite porphyry is a rock presently being mined for use as roofing granules in the area just north of Cajalco Road. Hard-rock mining methods are currently being used to extract this resource. Additionally, a high grade silica sand deposit is exposed just southeast of the City limits in the Bedford Canyon area. The minerals from this mine are extracted several times a year and are utilized in the manufacture of specialized glass products. The exact size and extent of this deposit is not known at this time.

III. MINERAL RESOURCE CATEGORIES

Exhibits A and B are the City's refinements to the State's Mineral Resource Maps. Essentially, the City is only required to respond to those areas that have MRZ-2 mineral resource areas that have been designated by the State. To meet the local needs of the Community, the City has developed three new designations that act as an overlay to the State's four MRZ zones. These three additional categories developed by Staff are as follows:

A. Areas where State designated MRZ-2 districts exist, but due to urbanization or previous commitment to development, the City has determined not to protect as a mineral resource area.

B. Mineral resources that do not have a State designation of MRZ-2, but have been determined by the City to be a mineral resource that should be preserved.

C. Mineral resources that do not have a State designation of MRZ-2, but have been determined by the City to be a "potential" mineral resource, and that further investigation is warranted.

Category C was included for those areas that do not have a State designation of MRZ-2, but sufficient evidence exists to indicate that the site may have a "potential" mineral resource. This category was developed to advise the public and developers that this area, subject to further evaluation, has the potential for mineral resources and could be subject to mineral extraction at a later date. Upon further investigation, this designation could be upgraded to Category B.

IV. MINERAL RESOURCE GOALS AND POLICIES

A. RECOGNITION OF MINERAL RESOURCES

GOAL **To recognize and protect valuable mineral resources in a manner that does not create land use conflicts.**

POLICIES

Policy 1.1 All mining projects or proposed mining projects shall be located in the "Mineral Resource" (MR) Overlay Zone. The purpose of such an Overlay Zone is to identify the existence or possibility that the property has mineral values and may be mined. The "MR" designation shall be affixed to all MRZ-2 lands that have been identified by the California Division of Mines and Geology, with the exception of those areas labeled "not a resource area to protect" on the Mineral Resource Map (Exhibits A and B). All mineral resource areas shall have an appropriate General Plan Designation as identified in Table I.

Policy 1.2 Surface mining shall be precluded in all areas of the City which are designated by a General Plan designation as incompatible land uses as identified in Table I.

Policy 1.3 The City shall endeavor to avoid conflicts between urban uses and mineral uses. Analysis of potential conflicts shall be part of the City's planning process. Conflicting or incompatible land uses should not be allowed in mineral resource areas that are designated "MR".

Policy 1.4 Surface mining is conditionally permitted only in compatible General Plan designations as defined herein and on parcels zoned "MR". Said mining shall be allowed only after impacts on the environment and nearby land uses have been adequately reviewed and found to be in compliance with California Environmental Quality Act.

B. EXPLORATION OF MINERAL RESOURCES

GOAL **To encourage exploration of Mineral Resources within the City's boundaries and Sphere of Influence.**

POLICIES

Policy 2.1 Exploration mining shall be conditionally permitted in compatible General Plan designations (Table I). A Conditional Use Permit shall be required if:

TABLE I

COMPATIBILITY MATRIX

General Compatibility of Mineral Resource Overlay Zone with General Plan Land Use Designations

GENERAL PLAN DESIGNATIONS	COMPATIBILITY**
Residential	
Estate Residential	I
Low Density Residential	I
Low-Medium Density Residential	I
Medium Density Residential	I
High Density Residential	I
Commercial	
Office Profession	I
General Community Commercial	I
Central Business District	I
Industrial	
General Industry	C
Light Industry	I
Open Space/Hazards	
Agriculture/Rural Residential	C
Parks and Open Space	I
Flood Control Basin	C
Slope Management Area	C
Geologic Hazard Management Area	C

**Explanation

C: Compatible with the Mineral Resource Overlay Zone
I: Incompatible with the Mineral Resource Overlay Zone

a. Overburden of mineral deposits in excess of 1,000 cubic yards are to be disturbed; or,
b. The operation in any one location exceeds one (1) acre in size; or,
c. De-watering will occur or water will be discharged from the site as a result of the exploration operation.

Policy 2.2 Exploration is conditionally permitted in incompatible General plan designations (Table I) providing:

a. Methods of geological survey, geophysical, or geochemical prospecting are used; and, bore holes and trial pits not exceeding 100 cubic yards of overburden disturbance per acre.
b. No explosives shall be used; there shall be no tunneling and de-watering or water discharge.

C. MINERAL RESOURCES IN RELATION TO ANNEXATIONS

GOAL **To honor surface mining permits and reclamation plans that were issued by the County of Riverside for sites which are annexed into the City.**

POLICIES

Policy 3.1 All mining operations that have a valid mining permit and reclamation plan approved by the County of Riverside **or vested mining operation per Section 2776 of the Surface Mining Reclamation Act** shall be deemed valid when annexed into the City's corporate boundaries. However, any significant modifications, renewal or extension of County issued permits or reclamation plans shall be issued and processed by the City of Corona. Significant modifications are those which would create significant new or increased impact on the environment or adjacent land uses.

Policy 3.2 In evaluating and designating General Plan land use classifications outside the City's limits, but in the City's Sphere of Influence, all land use designations and pre-zoning shall be consistent with the mineral resource designations shown on the Mineral Overlay Map of the General Plan.

D. CLASSIFICATION OF MINERAL RESOURCES

GOAL **To consider all mineral resources classified and/or designated by State Classification Reports as a resource to protect and utilize and to consider the protection of mineral resources that are significant, but do not have the State Classification of MRZ-2.**

POLICES

Policy 4.1 The City of Corona hereby recognizes, accepts, and adopts by reference those State Classification and Designation Reports as found in Appendix A of this Element. When a Classification and/or Designation Report is presented to the City, a "MR" Overlay Zone

designation shall be placed on the City's Zoning Map to reflect the State report.

Policy 4.2 It shall be the policy of the City to consider designating mineral resources that are significant but are not classified MRZ-2 by the Department of Mines and Geology. Those owners of properties that wish to have a "MR" Overlay Zone designation placed upon their property may submit a Change of Zone Request along with a geotechnical study describing the extent of the mineral resource found at the subject site.

Policy 4.3 Application for removal of "MR" Overlay Zone from a site shall be considered by the City only when specific studies similar in nature to State Classification Reports prove that significant mineral deposits no longer exist, or are no longer economically viable to mine, or the conditions of the approved mining permit and/or reclamation plan prohibit any additional mining in a specific area.

Policy 4.4 The City Council may determine, in special circumstances, that the "MR" Overlay Zone is not appropriate for specific areas, even though the General Plan has identified the presence of State Classified MRZ-2 resource zones. In making this determination, the City Council must make findings (as required by Section 2764(b) of SMARA), as to why the resource is not being protected. Special circumstances may include (but not limited to) the following: (1) existing urbanization has already occurred on the subject site; or, (2) the subject site has been previously committed to another land use either by the general plan or a specific plan.

E. STATE AND CITY CODE COMPLIANCE

GOAL **To have mining operations comply with all Federal, State and City regulations regarding surface mining development, operations and environmental review.**

POLICIES

Policy 5.1 The operations of all surface mines shall comply with applicable Federal, State, and City standards.

Policy 5.2 All applications for mining activities shall meet the requirements of the City's adopted surface mining permit and reclamation plan requirements.

Policy 5.3 New surface mines or significant expansion of existing surface mines shall require an environmental assessment, as per the California Environmental Quality Act. Significant expansions are those which would create new or increased impacts on the environment or adjacent land uses.

Policy 5.4 All surface mining operations shall be conducted in a manner that best protects the public's health, safety and welfare from hazards related to the mining operations.

F. PROTECTION AGAINST INCOMPATIBLE LAND USES IN MINERAL RESOURCE AREAS

GOAL **To ensure that surface mining activities and neighboring uses are compatible.**

POLICIES

Policy 6.1 Any new or significant expansions of surface mines adjacent to residential, commercial and light industry, shall incorporate adequate buffers and screening within its boundaries to protect existing and future uses on adjacent lands.

Policy 6.2 New or significant expansions of surface mines shall be approved only after environmental impacts have been addressed and mitigated. Of particular importance shall be the impact of the operation on nearby land uses, water quantity and quality, noise and vibration impacts, and traffic impacts associated with the operation.

Policy 6.3 Existing development, including commercial and residential, shall be protected from adverse environmental effects caused by mining through enforced use permit conditions and mitigation measures.

Policy 6.4 Any proposed development, including land divisions and dwelling unit construction, located adjacent to or within 1,000 feet of the boundary of an MR Overlay Zone, shall provide a suitable buffer or other design considerations, based upon topographic, geologic, aesthetic **or seismic** and other factors related to the property and proposed uses thereon.

CITY OF CORONA

OPEN SPACE ELEMENT
OF THE
GENERAL PLAN

PLANNING COMMISSION
MEETING DATE 10-7-86
FILE NO. GPA-86-6(D)
AGENDA ITEM NO. 6(D)
EXHIBIT 1

~~GPA-86-6(D)~~

AMENDMENT TO THE OPEN SPACE AND LAND USE ELEMENTS OF THE GENERAL PLAN TO PERMIT SURFACE MINING
(AMENDED TEXT IS UNDERLINED)

The following amendments to the Land Use Element of the General Plan are proposed:

The following wording shall be added to Section 2, Objectives (Pg. 2-1, 2):

> To provide for the managed production of hydrocarbon and mineral resources with economic benefit including oil, gas,clay and other minerals in a manner consistent with land use policy and environmental goals.

The following wording shall be added to Section 2.1.C (Pg. 2-8):

c. Open Space Areas

> Open space includes park land and privately maintained open space not designated in the above land use classification. Open space areas also encompass lands used for managed resource production.

The following amendments to the Open Space Element of the General Plan are proposed:

Section 6.2 of the Open Space Element (Pg. 6-2) shall be amended as follows:

6.2 TYPES OF OPEN SPACE

B. Open space for Managed Resource Production

> This category of open space refers to forest, rangeland, surface mined lands, agricultural lands and areas required for recharge of groundwater basins.

The following wording shall be added to Section 6.3.B (Pg. 6-3):

6.3.B. Open Space for Managed Resource Production

> ;....
>
> The City also contains approximately 80 acres of managed open space land devoted to surface mining activities, for the purpose of clay extraction. The land use control for these areas will be by conditional use permit, with management policies consistent with the State adopted Surface Mining and Reclamation Act. The conduct of surface mining operations will be regulated to ensure that such operations are not detrimental to existing or future land uses and to protect the public health, safety and general welfare.

Section 6.4 (Pg. 6-5) shall be amended to include the following:

6.4 THE OPEN SPACE PROGRAM

The open space program indicates the actions which the City of Corona shall implement to achieve its adopted goals and objectives. These activities include programs in four general areas.

A.....

B.....

C.....

D. Open space for Managed Resource Production

1.....

2.....

3.....

4. Develop a surface mining and reclamation ordinance to manage mineral resource areas in a manner compatible with the surrounding land use and environmental conditions.

GPA866D/

OPEN SPACE
GOALS & OBJECTIVES

1. Goals

- To achieve a balanced distribution of open space to meet the needs of residents and contribute to logical development of the urban area.

- To create a public open space network that satisfies the active and passive needs of City residents.

2. Objectives

- To use open space to contribute to shaping the City's development pattern.

- To provide approximately *four* three and one half acres per one thousand residents as a minimum base for selection of park lands.

- to coordinate the open space plans with other jurisdictions.

- To use school sites to supplement the City's open space network.

- To identify and preserve lands of significant economic value as open space for managed resource production.

OPEN SPACE

The Open Space Element indicates areas in the City that will continue in importance as public sites for outdoor recreation, agricultural production, and protection of the public from natural hazards.

6.1 BASIS FOR THE OPEN SPACE ELEMENT

The California Government Code requires cities to adopt a local open space plan for the conservation of open space within its jurisdiction. Also, the Government Code requires that the open space plan contain an action program indicating programs the local legislative body intends to pursue in implementing its open space plan.

In adopting the requirement that cities incorporate an Open Space Element into the General Plan, the State's legislative intent went beyond designation of land required for traditional forms of recreation. The legislative findings indicate the preservation of open space is necessary for the maintenance of the economy of the State, and for the assurance of the continued availability of land for the production of food and fiber. Also the legislative findings indicate that discouraging the premature and unnecessary conversion of open space land to urban uses is a matter of public interest.

6.2 TYPES OF OPEN SPACE

The Open Space Lands provisions of the Government Code define open space land as any parcel or area of land or water which is essentially unimproved and devoted to an open space use. Open space may include the following:

A. Open Space for Preservation of Natural Resources

This includes land for preservation of conservation of natural resources including, but not limited to, areas for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

B. Open Space for Managed Resource Production

This category of open space refers to forest, rangeland, agricultural lands and areas required for recharge of groundwater basins.

C. Open Space for Recreation

This category encompasses areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails and scenic highway corridors.

D. Open Space for Public Health and Safety

Areas included in this category relate to land requiring special management or regulation because of conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

6.3 OPEN SPACE INVENTORY

The inventory of existing open space includes open space classified on the basis of physical features, open space for managed resource production, public lands and other open space.

A. Open Space Classified on the Basis of Physical Features

This category of open space is identified in the General Plan Land Use Element as Slope Management Areas, Flood Hazard Management Areas, Geologic Hazard Management Areas. The Slope, Flood and Geologic Hazard Management areas will be maintained consistent with the provisions of the Land Use Element. These provisions allow for development that will not endanger the health and safety of Corona residents. The location of these features are shown in Figure 2-2 which identifies Land Management Areas.

B. Open Space for Managed Resource Production.

Open space for managed resource production *forms an essential portion of the City's economic base.* <u>has historically formed a large portion of the City's open space inventory.</u>

This type of land includes approximately 5,000 acres of land with a Soil Conservation service land use compatibility classification of Class I and Class II and Class III located southerly of Ontario Avenue. Approximately *4,000* 2,700 acres of this land is now in agricultural production and 960 acres are under Williamson Act contracts. *These areas include Development Area 2 in the Development Phasing Program and are designated for agricultural use until the urbanization of the previously available Development Area is complete. Until this time, agricultural zoning will be the land use control in these areas.*

This amount is declining as economically unviable orchards are removed from production. thus, the near-term and longer-term prospect for this area is for managed resource (agriculture) production to phase out as the economics of agriculture in Corona continues to decline, with transition in use to urban type land land uses as reflected on the Land Use Element diagram.

C. Public Lands

Public open space lands include areas owned by local, state and federal agencies within the City's corporate boundaries. These areas include an approximate 1,358 acres as indicated in Table 6-1. In addition to these areas the Cleveland National Forest lies contiguous to the City's southerly limits and represents a significant public open space resource.

Table 6.1: Public Lands

	Acres	%
Prado Flood Control Basin (within Corona Corporate Limits)	920	67.7
Corona Norco Unified School District	312	23.0
City of Corona - Park Land	126	9.3
	1,358	100.0

D. Other Open Spaces

Other open spaces include golf courses, the Civic Center grounds and the Corona Mall. While the ownership and functional characteristics of these areas vary, their importance will continue to grow as barren and vacant lands develop. These areas complement other private and public open spaces and provide contrast and relief from continuing urban development.

E. Open Space Inventory Summary

Table 6-2 summarizes the acreage included in the open space inventory by ownership and/or functional characteristics.

Table 6.2

Open Space Inventory

Land Classification	Acres		Percent of Inventory	
1. Open Space due to extreme physical features	2,580		29.8	39.8
o Slope Management	810			
o Prado Basin	920			
o Geologic Hazard	850			
2. Managed Resource Production	5,254	3,100	60.9	47.8
3. Public Land, Excluding:	438		5.1	6.8
o City Park Land	126			
o School District Holdings	312			
4. Other Open Space	366		4.2	5.6
TOTAL	8,638	6,484	100.0	

6.4 THE OPEN SPACE PROGRAM

The Open Space program indicates the actions which the City of Corona shall implement to achieve its adopted goals and objectives. These activities include programs in four general areas:

A. Recreational Land

1. Authorize and direct the Parks and Recreation Commission to reevaluate all park sites in relation to the Goal Statement and the Standards and Criteria for Open Space included in the Open Space Element.

2. Maintain a capital program for the acquisition of parks and the improvement of existing and newly acquired parks and continually reevaluate and update methods of financing necessary acquisition and improvement including State and Federal Aid, City General Fund, bond issues and fees paid in lieu of park dedication under Subdivision regulations.

3. Establish priorities for acquisition of park sites which support the Development Phasing Program.

B. Watershed and Groundwater

In cooperation with the Riverside County Flood Control and Water Conservation District, develop drainage ways as bicycle trails, hiking trails, equestrian trails and open spaces where this is feasible.

C. Wildlife Habitat

Retain the wildlife habitat in Butterfield Stage Trail Park.

D. Open Space for Managed Resource Production

1. Indicate the desire of the City to enter into Williamson Act Contracts in Development Area 2.

1. Recognize that agricultural areas in the south part of the City are going through a period of transition from agricultural to urban type uses, and that during this transition period adequate protection through physical separation and buffering needs to be provided between agricultural operations and urban type uses.

2. Zone Development Area 2 for agricultural use.

3. Modify urban improvement standards in Development Area 2 to support and enhance continuation of the area's rural/agricultural atmosphere.

6.5 STANDARDS AND CRITERIA FOR OPEN SPACE

The following standards, in the form of questions, are guidelines that should be used in the evaluation of areas for open space acquisition and development for public purposes.

A. Safety

1. Is the area or site subject to natural or man made hazards?

2. If surrounding property were to be developed, would the relationship between developed property and the open space be undesirable?

3. Is there any indication of earth slippage or subsidence?

4. Is there any indication of geological hazard?

5. Is there any indication that the areas might be subject to erosion?

6. Is there any indication that area is subject to fire due to brush or timber?

7. Is the site near an airport runway or the storage of gas or explosives?

B. Health and Social Welfare

1. Does the area enhance and protect the health and welfare of the public?

2. Does the site provide open space opportunity within the developed sections of the City, especially the older portions built prior to current Quimby Act requirements?

3. Does the proposed site correct deficiencies in park and recreation needs?

4. Does the site or area provide a buffer between incompatible uses?

C. Environmental Balance

1. Will the site or area preserve or protect the environmental quality and/or ecological balance?

   (Examples of these areas might be: water recharge areas, stream beds, watershed areas, soil erosion control areas, and lands for sewerage treatment and solid waste disposal.)

D. Unique Site

Is the site one which is unique, "one of a kind" or non-replaceable such as scenic area, historic site, cultural or archaeological site or one with unique geological or natural formations?

E. Recreation Areas

Does the area have potential for recreational activities related to natural resources, such as: water bodies, mountains, hunting, bicycling or hiking?

F. Shaping the City

1. Does the proposed site or area demonstrably shape or improve the urban development by definition?

2. Does the open space encourage more economical or desirable urban development and prevent urban sprawl?

G. Cost

How will the dollar cost as well as social costs be increased if action for acquisition or improvement is postponed?

H. Positive and Negative Values

1. Howwill the purchase of land affect property tax base of area?

2. How will open space project affect low income or minority groups?


GENERAL PLAN FIGURE 6-1
Open Space
CITY PARK OR PLAYGROUND
CITY PARK SITE
SCHOOL SITE
OTHER OPEN SPACE
MANAGED RESOURCE PRODUCTION
NORTH/ SCALE IN FEET
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City of Corona

CITY OF CORONA

PARKS AND RECREATION ELEMENT OF THE GENERAL PLAN



CITY OF CORONA
CALIFORNIA

PREPARED BY
POD, INC. AND ALFRED GOBAR ASSOCIATES, INC.
IN ASSOCIATION WITH DR. BARBARA FORD

CITY OF CORONA

GENERAL PLAN

PARKS AND RECREATION ELEMENT

Adopted:

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PARKS AND RECREATION ELEMENT

CHAPTER ONE

INTRODUCTION

This is the Parks and Recreation Element of the City of Corona General Plan. This element is intended to provide overall policy guidance for the development of Corona's park and recreation system through the year 2005. The preparation of this element encompassed a year-long process in which the accompanying *Comprehensive Parks, Recreation and Open Space Master Plan* was prepared following numerous community meetings, discussions with City Staff, and detailed quantitative and qualitative analysis of the existing parks and recreation supply, and of future demand for park and recreation facilities.

The Parks and Recreation Element is organized into six chapters. This chapter introduces the element. Chapter Two establishes the factual basis upon which the proposals contained herein are based. Chapter Three discusses the opportunities, constraints and issues facing future development of park and recreation facilities in Corona. Chapter Four sets the goals and objectives for the element itself. Chapter Five contains the park and recreation concept plan, or an overall description of how the City's facilities should develop through the year 2005. Finally, Chapter Six is a summary of implementation recommendations.

1.1 BACKGROUND AND PURPOSE

Per the recommendation of the City of Corona Parks and Recreation Commission. the City of Corona has undertaken the development of the Comprehensive Parks, Recreation, and Open Space Master Plan. The development of this element was commissioned as part of this effort.

In 1977, the City of Corona completed a Parks and Recreation Element to the General Plan. Subsequently, in 1983, the City of Corona completed a Parks and Recreation Supplement which updated the Recreation Element to the General Plan. Since the development of the first element and the issuance of the update study, the City of Corona has undergone significant demographic changes that directly affect the ability of the City to provide the needed parks, recreation, and open space to its citizens. With the bulk of future residential development occurring in five master planned communities, the population base is projected to be 25% larger by 1990 than in 1987. By the year 2000, the City of Corona is projected to reach a population in excess of 110,000, a 130% increase over the current population. Major residential and industrial developments also have and will take place in the northeast, southwest, and southern areas of the City. All of these factors contribute to demand placed on existing parks and recreation facilities and stress the need to carefully identify and plan new and needed parks and recreation facilities and programs for an expanding population.

1.2 AUTHORITY AND SCOPE

While a parks and recreation element is not mandated by state law, it is required if a city is to take advantage of the Quimby Act park dedication process (Government Code Section 6647 et seq.). Therefore, if Corona is to use the powerful Quimby Act provisions to acquire new park land to meet the needs of new development, a parks and recreation element must be adopted as part of the general plan.

The scope of this element includes strategies and actions directed at meeting those park and recreation needs of Corona's residents that can be addressed through the provision of public park facilities and programs. The supply of existing city-owned facilities is analyzed along with the present and future demand for recreation facilities. The demand estimates for facilities and programs are based largely upon a comprehensive citizens survey conducted in late 1987. From a comparison of existing supply and the demand factors developed from the survey, a total needs assessment for present and future populations was developed. The overall goals, objectives and specific standards that follow were developed based on this needs assessment.

1.3 RELATIONSHIP TO OTHER ELEMENTS OF THE GENERAL PLAN

Because it is a part of the Corona General Plan, the Parks and Recreation Element bears a close relationship to the overall provisions of the General Plan. This element is closely linked to the land use element in that it augments the city's land use patterns by designating park and recreation facilities, a major land use element in any urban environment. The relationship to the circulation element is close because it is the city's circulation pattern that allows access to the parks, and because larger park facilities should be located adjacent to major streets. While less direct, the relationship between the housing element and the parks and recreation element lies in the fact that the quality and quantity of local and community-wide recreation facilities is a prime determinant in the perceived quality of the overall residential environment. There is a close relationship to the conservation and open space elements of the general plan. In this case, parks and recreation facilities are a prime form of urban open space, and can be placed to help enhance the overall open space environment. Similarly, park facilities also plan a prime conservation role as it relates to sensitive land appropriate for recreation uses.

1.4 RELATIONSHIP TO THE COMPREHENSIVE PARKS, RECREATION AND OPEN SPACE MASTER PLAN

The provisions of this element are closely linked to the more detailed plans and programs of the *Comprehensive Parks, Recreation and Open Space Master Plan*. This document supports the master plan, and sets the overall policy framework within which the master plan will be implemented and periodically updated. Likewise, the detailed analyses of park and recreation supply and demand factors contained in the master plan are reflected herein, and provide the factual basis upon which this element is based.

For the purposes of implementing this element, the *Comprehensive Parks, Recreation and Open Space Master Plan* **is to be regarded as part of this element, and the detailed provisions of the master plan shall be regarded as implementation measures and policies of this element.** Changes to the master plan may from time-to-time be required, and may be made without amendment to this element if it is found that the general policies and proposals of this element are not modified in any manner.

PARKS AND RECREATION ELEMENT

CHAPTER TWO

EXISTING CONDITIONS AND TRENDS

This chapter reviews existing parks and recreation related conditions and trends within Corona, including the city's regional setting, park planning areas, the present and planned supply of park and recreation facilities, demand trends based upon Corona's expected growth through the year 2005, and park facility needs arising from current and future demand.

For the purposes of this element, park land is defined to include city owned land set aside primarily for active and passive recreational, cultural, or aesthetic purposes. School facilities play an important adjunct role in providing recreation opportunities to Corona's residents, but their primary educational role in the community limits their use to after-school hours and non-school days.

2.1 REGIONAL AND LOCAL SETTING

Located 45 miles southeast of the Los Angeles, Corona occupies a strategic location in the ever growing Southern California metropolitan complex as the gateway to the Inland Empire from the Orange County area. (See Figure 1.)

The Santa Ana Mountains form a striking backdrop to the City's southern edge. The rich alluvial plain formed by the numerous washes that flow from these mountains toward the Santa Ana River underlies Corona's rich agricultural heritage. To the northeast, at the confluence of the washes and the Santa Ana River is the Prado Basin, of which the City has a leasehold of over 1,200 acres of open land.

Just as physical geography plays a significant role in the city's character, the built environment acts as a major determinant of the city's value and function. Perhaps most significant are the two major transportation corridors, the Riverside Freeway (SR-91) and the Interstate 15 that slice through the city in an east-west direction and north-south direction, respectively. As the hub of two major transportation corridors, Corona occupies a significant place in this growing region.

From its agricultural base, Corona has grown during the last decade into a city with significant suburban residential and industrial development.

In addition to the permanent open space of Prado Basin's 11,400 acres adjoining the Corona's northwest boundary, the Cleveland National Forest forms all of the city's southern limits and the majority of the its western boundary. The City of Norco completes Corona's northern limits, with the City of Riverside lying adjacent to the eastern end of Corona. Unincorporated land, locally known as Temescal Canyon is located southeast of the city.

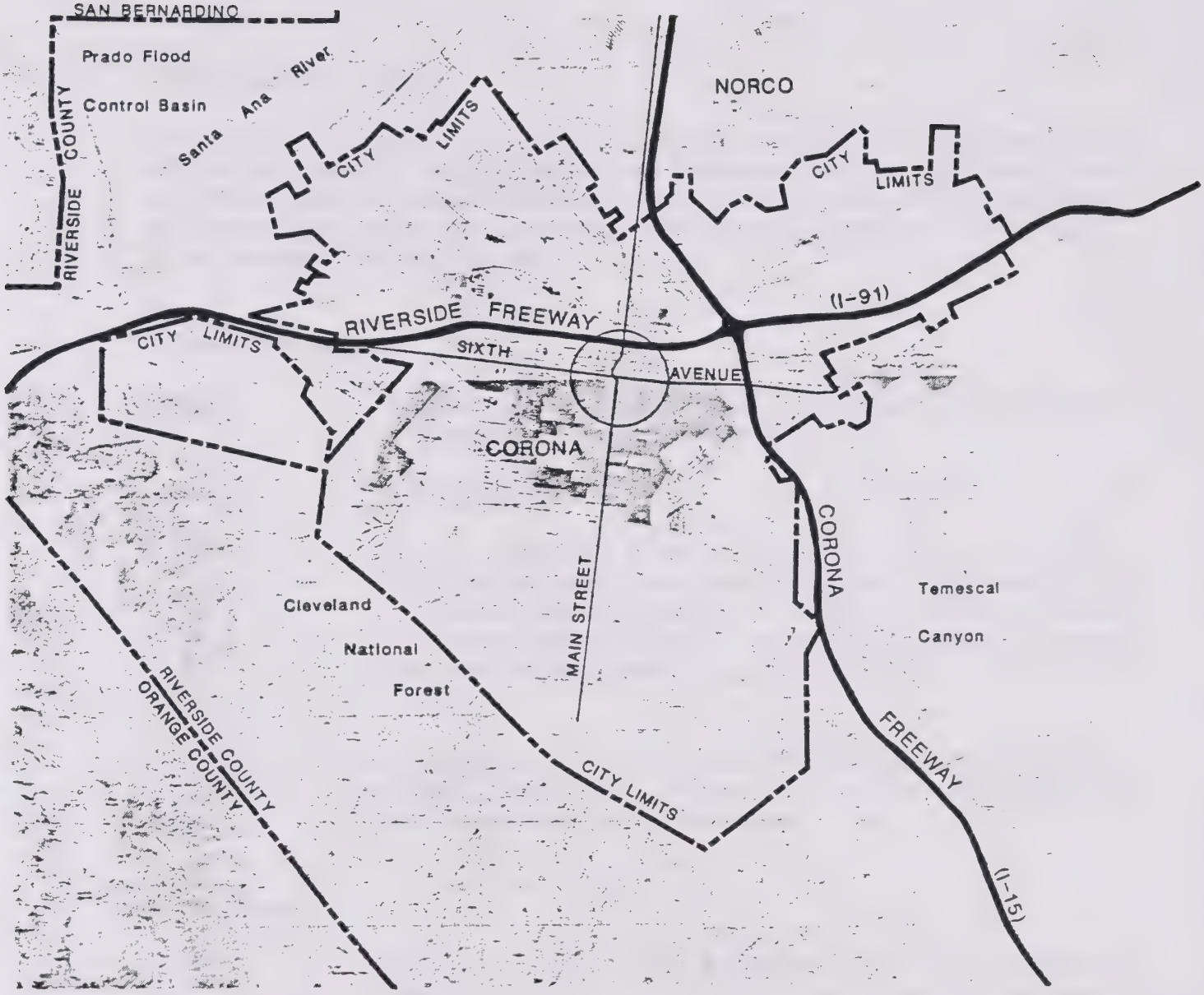
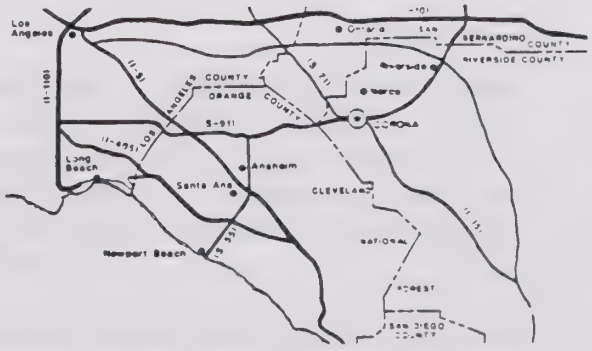


Figure 1

Regional Location Map



General Plan
Parks and Recreation
Element

City of Corona, California

0	2000	4000	8000	12000	16000 feet

200 acres

pod Planning Urban Design Landscape Architecture

Alfred Gobar Associates, Inc.: Economics
Dr. Barbara Ford: Professor of Recreation, Cal Poly, Pomona

2.2 PARK PLANNING AREAS

For purposes of collecting and analyzing data as well as establishing appropriate service areas for park planning, five park planning areas have been identified. The planning areas are physically defined by major transportation corridors, and each has its own distinct land use characteristics. A brief synopsis of each area follows below; please refer to Figure 2 for the location of the planning areas.

Planning Area #1

Location: Northeast area of the city, bounded on the south by the Riverside Freeway and the west by Main Street.

Acreage: 3,254 (approximate)

Land Use: Largely undeveloped at present, Planning Area One will undergo significant residential development in two specific plan areas: SP 81-2 (Northeast Corona Specific Plan) and SP 85-3 (Corona Ranch Development Specific Plan, previously known as Woodlake). Planning Area One is isolated from the other Planning Areas by the two major freeways.

Presently, only Cresta Verde Park provides recreation facilities for Planning Area One. Several new parks are designated for development in the short term future.

Planning Area #2

Location: East central area of the city, bounded by on north by the Riverside Freeway, on the west by Main Street, and on the south by Ontario Avenue.

Acreage: 6,146 (approximate)

Land Use: A mix of older and newer residential development typifies the land use character of Planning Area Two. The eastern half of the Corona Circle (Grand Boulevard) forms the area's western portion, and contains a large proportion of the City's older and historic residential units. Industrial development borders the area's southern edge within the Riverside Freeway Corridor.

The area contains several smaller parks as well as one of Corona's larger parks -- City Park. A newly annexed area to the east contains the Riverside Regional Land Fill Facility, which was recently closed and is now under study by Corona for potential recreation uses.

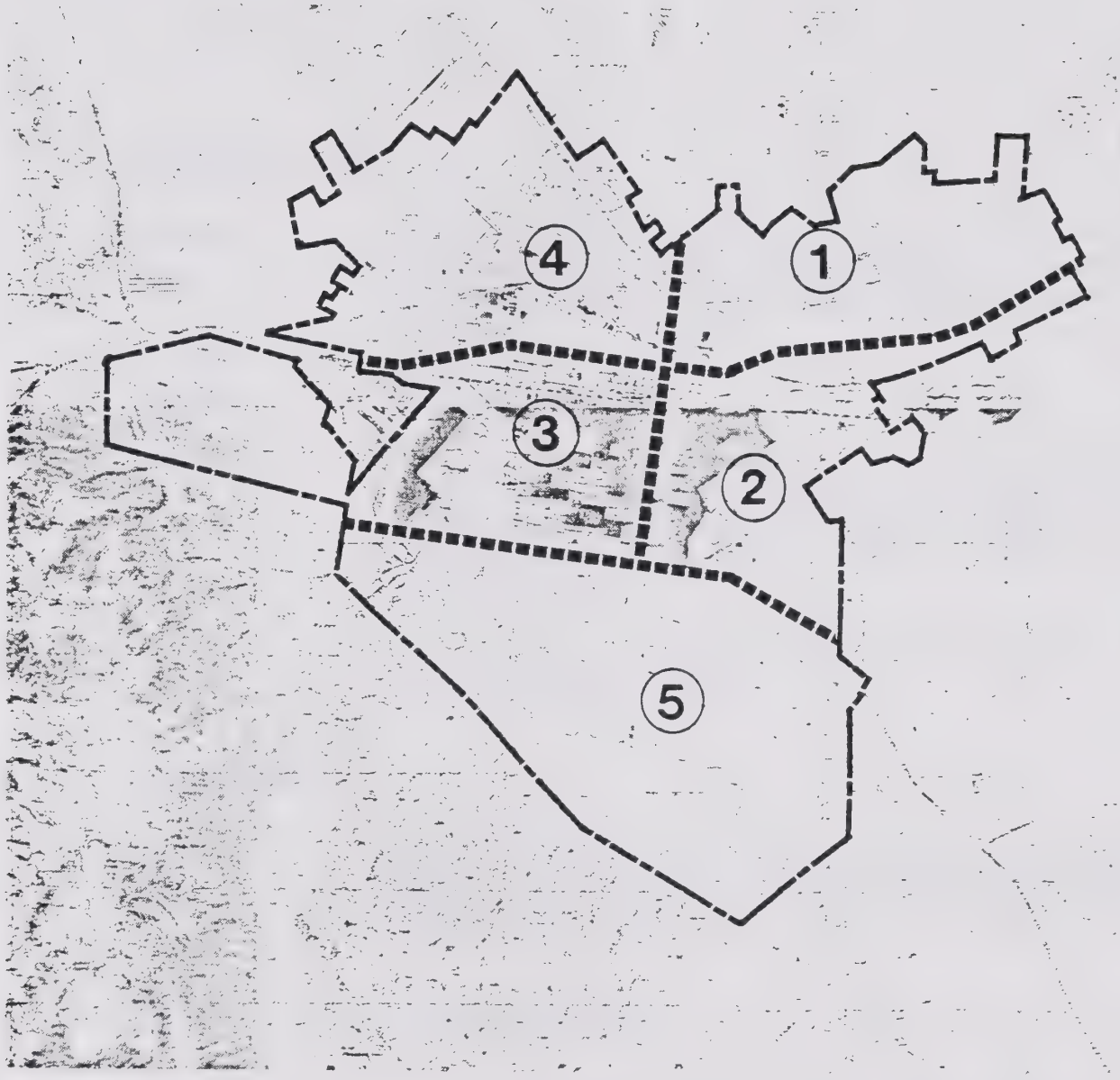


Figure 2

Planning Area Boundaries

General Plan
Parks and Recreation
Element

City of Corona, California

0 | 2000 | 4000 | 8000 | 12000 | 16000 feet

200 acres

pod Planning Urban Design Landscape Architecture

Alfred Gobar Associates, Inc.: Economics
Dr. Barbara Ford: Professor of Recreation Cal Poly, Pomona

Planning Area #3

Location: The west central area of Corona, bounded on the north by the Riverside Freeway and on the south by Ontario Boulevard. Main Street defines the eastern edge. The Cleveland National Forest lies to the west.

Acreage: 6,773 (approximate)

Land Use: More than the mirror image of its eastern neighbor, Planning Area Two, Planning Area Three also contains a major new and developing residential area, Sierra Del Oro. The older residential areas of Planning Area Three lie within and adjacent to the Corona Circle (Grand Boulevard).

Planning Area Three contains the largest number of parks, including Lincoln and Brentwood parks.

Planning Area #4

Location: The northwest area of the city, bounded on the north by the City of Norco, on the west by the Prado Flood Control Basin, and on the south by the Riverside Freeway. Main Street defines the eastern edge.

Acreage: 3,925 (approximate)

Land Use: Residential land use in Planning Area Four is concentrated at its eastern area. The residential areas are largely built out, and no significant new residential development is anticipated. Prado Flood Control Basin provides a permanent open space buffer on the area's western boundary. The majority of Corona's industrial development occupies the area adjacent to the Riverside Freeway. As with Planning Area One, Planning Area Four is largely isolated by the Riverside Freeway from the rest of Corona.

Planning Area Four contains the largest of all of Corona's Parks - Butterfield. Serving as a community park, Butterfield contains lighted fields for organized sports. The Prado Basin Leasehold of 1,200 acres is also located in this planning area.

Planning Area Five

Location: The southernmost area of Corona, it is bounded on the north by Ontario Avenue and on the south and west by the Cleveland National Forest. Interstate 15 generally defines the area's eastern boundary.

Acreage: 5,216 (approximate)

Land Use: Largely undeveloped and primarily devoted to agricultural use, Planning Area Five will contain Corona's newest residential development with over 12,000 dwelling units currently being planned.

The South Corona Community Facilities Plan proposes the development of neighborhood and community parks, as well as a major park for the city as a whole.

2.3 EXISTING AND PLANNED PARK AND RECREATION FACILITIES

Corona presently has 143.3 acres of developed park land in 25 sites. In addition, the city soon will own another 81.06 acres of park land in 11 undeveloped park sites. The largest of the City's parks is Butterfield Park with 64 acres, while the smallest facilities are the three tennis courts, Mangular, Garretson, and Border/Frazier, with 0.25 acre each. Most of Corona's parks are classified as neighborhood facilities. Two parks, Butterfield and City Park, are classed as community parks because of their size and emphasis on active recreation. Refer to Table 1 for a summary of park acreages and classifications. Figure 3 shows the location of parks throughout Corona.

Besides the existing park facilities, there are eleven undeveloped park sites covering 81.06 acres. One of these park sites will be a 20 acre community park, while the remainder will be neighborhood parks of between 4 and 14 acres. Three of the planned park facilities, Fresno Canyon Park, Ridgeline Park, and Serfas Club Park are located in Planning Area Three. Fresno Canyon Park will be completed in 1989, while the other two will be built within the next two years. The remaining eight planned park sites are located within Planning Area One, and will be dedicated and constructed as development occurs within the northeastern portion of Corona.

Finally, Planning Area Five, South Corona, is currently expected to have nine parks, including one major (city-wide) park, four community parks, and four neighborhood parks. Total presently planned local park land within South Corona is 137 acres. While the City does not now own any of these parks, they will become available as development occurs in South Corona. Note, though, that development plans for South Corona have not been finally approved, and the number and acreage of parks within the southern area may change.

Table 2 contains a summary listing of facilities at Corona's parks. Sections 2.3.1 through 2.3.5 discuss existing and planned park development in each of the five planning areas.

Table 1
Existing and Planned Parks

No.	Name	Park Type	Planning Area 1	2	3	4	5	Total
EXISTING PARKS								
1	Border Park	N					2.50	
2	Brentwood Park	N			13.00			
3	Butterfield Park	C				64.00		
4	City Park	C		17.00				
5	Civic Center Park	N			6.00			
6	Contreras Park	MN				0.30		
7	Cresta Verde Park	N	5.40					
8	Fairview Park	N				5.00		
9	Husted Park	N			3.25			
10	Joy Park	MN		0.30				
11	Kellogg Park	N		3.50				
12	Lincoln Park	N			5.00			
13	Merrill Park	MN			0.30			
14	Neighborhood Center	S			0.50			
15	Ontario Park	N			5.00			
16	River Road Park	N				5.00		
17	Senior Center	S			2.00			
18	Victoria Park	N		2.50				
19	Mangular Tennis Courts	S					0.25	
20	Garretson Tennis Courts	S					0.25	
21	Border/Frazier Tennis Courts	S					0.25	
22	Sheridan Park	N			2.00			
	Existing Acreage		5.40	23.30	37.05	74.30	3.25	143.30
PLANNED PARKS								
P1	Fresno Canyon Park	N			5.50			
P2	Ridgeline Park	N			5.39			
P3	Serfas Club Park	N			6.87			
P4	(No name) "West Park"	N	5.00					
P5	(No name) "North Park"	N	5.00					
P6	(No name) "East Park"	N	6.40					
P7	(No name)	C	20.00					
P8	Griffin Park	N	13.25					
P9	(No name)	N	4.50					
P10	(No name)	N	4.50					
P11	(No name)	N	4.00					
	Planned Acreage		62.65	0	17.76	0	0	80.41
ZONED PARKS								
Z1	(No name)	MP					56.70	
Z2	(No name)	N					5.00	
Z3	(No name)	C					15.00	
Z4	(No name)	C					15.00	
Z5	(No name)	N					5.00	
Z6	(No name)	C					15.00	
Z7	(No name)	N					5.00	
Z8	(No name)	C					15.00	
Z9	(No name)	N					5.00	
	Zoned Acreage		0	0	0	0	136.70	136.70
	Total Acreage		68.05	23.30	54.81	74.30	139.95	360.41

Notes: * Numbers refer to existing and planned park sites as identified on base maps; "P" preface indicates a planned park; specific location identified; "Z" preface indicates a park location zone, specific site not chosen.

** MN = Mini; N = Neighborhood; C = Community; MP = Major Park; S = Special Use

Table 2

Park and Recreation Facility Summary

FACILITY TYPE	NUMBER
Active Recreation	
Adult Softball	2.5*
Youth/Girls Softball	0
Practice Softball	7
Little League Baseball	5.5*
Youth/Adult Baseball	2
Football	0
Soccer (league play)	1
Swimming Pool	1
Tennis Courts	12**
Golf Courses	0
Indoor Basketball	1
Outdoor Basketball	6.5***
Volleyball	6
Racquetball/Handball	1
Jogging/Exercise Courses	3

FACILITY TYPE	NUMBER
Indoor Facilities	
Gymnasium	1
Auditorium	1
Recreation Building	3
Dance Room	1
Multi-Purpose Room	2
Snack Bar	1
Passive Recreation Equipment	
Picnic Tables	251
Barbecues	92
Picnic Shelters	14
Tot Lots	16
Parking	
On-Site	1028
Off-Site	359

Notes

* One field is shared between Little League and Adult Softball.

** There are currently 15 tennis courts at city parks; however, the three courts at the Civic Center Parks will be removed in the near future to allow for the expansion of the City Hall. These three courts are not counted as being available for the purposes of this Master Plan.

*** Includes full courts and half courts.



Figure 3

Existing Park and Recreation Facilities

EXISTING PARKS

1	Border Park
2	Brentwood Park
3	Butterfield Park
4	City Park
5	Civic Center Park
6	Contreras Park
7	Cresta Verde Park
8	Fairview Park
9	Husted Park
10	Joy Park
11	Kellogg Park
12	Lincoln Park
13	Merril Park
14	Neighborhood Center
15	Ontario Park
16	River Road Park
17	Senior Center
18	Victoria Park
19	Mangular Tennis Courts
20	Garretson Tennis Courts
21	Border/Frazier Tennis Courts
22	Sheridan Park

PLANNED PARKS

P1	Fresno Canyon Park
P2	Ridgeline Park
P3	Serfas Club Park
P4	(No Name) "West Park"
P5	(No Name) "North Park"
P6	(No Name) "East Park"
P7	(No Name)
P8	Griffin Park
P9	(No Name)
P10	(No Name)
P11	(No Name)

ZONED PARKS

Z1	(No Name)
Z2	(No Name)
Z3	(No Name)
Z4	(No Name)
Z5	(No Name)
Z6	(No Name)
Z7	(No Name)
Z8	(No Name)
Z9	(No Name)

General Plan Parks and Recreation Element

City of Corona, California

0 | 1000 | 2000 | 4000 | 6000 | 8000 feet

30 acres

pod Planning Urban Design Landscape Architecture

Alfred Gobar Associates, Inc.: Economics
Dr. Barbara Ford: Professor of Recreation, Cal Poly, Pomona

2.3.1 Facilities in Planning Area One

Planning Area One, the far northeastern portion of Corona, is largely undeveloped and presently has only one neighborhood park. Existing developed park acreage within Area One amounts to 1.5 acres per thousand residents. However, eight other parks are planned, including seven neighborhood parks and one community park. Existing facilities at the 5.4 acre Cresta Verde Park include one practice softball field, fifteen picnic tables, four barbecues, two picnic shelters, a tot lot, and one restroom. There is on-site parking for ten vehicles.

Of the seven planned future neighborhood parks, two are currently programmed to have a total of one practice softball diamond, two tennis courts, and two jogging/exercise courses. Currently planned amenities include on-site parking for a total 34 cars, restrooms at each park, picnic tables and shelters, one tot lot at each park. The remaining parks are located in the development plans for the northeastern portion of Corona, and will be dedicated to the City as development occurs. Future parks will be master planned and developed at that time.

2.3.2 Facilities in Planning Area Two

Planning Area Two is the portion of Corona south of the Riverside Freeway, east of Main Street, and north of Ontario Avenue. This area is largely developed, including a mix of some of the City's oldest and newest neighborhoods. The major park facility in the area is City Park, with 17 acres. City Park is one of Corona's oldest facilities, and provides community park recreation opportunities to residents city-wide. Besides City Park, there are three public neighborhood parks. Total park acreage in Planning Area Two is 23.30 acres, or 1.8 acres per 1000 population. At present, no new parks are planned for the area.

Planning Area Two's active recreation facilities include one lighted adult (league play) softball diamond, one swimming pool, four tennis courts, two basketball courts, two volleyball courts, and one handball/racquetball court. Passive recreation facilities include 106 picnic tables, three picnic shelters, four tot lots, and one recreation building.

2.3.3 Facilities in Planning Area Three

Planning Area Three is that portion of Corona generally south of the Riverside Freeway, west of Main Street, and north of Ontario Avenue. Areas of older and newer development are encompassed within this area.

There are nine public neighborhood parks in the planning area. Total park acreage is 37.05, which translates to 1.6 acres per 1000 Planning Area Three residents. The largest park is Brentwood Park with 13 acres; the smallest park is Merrill Park with 0.3 acre. Besides the nine existing public facilities, there are three new neighborhood parks currently programmed for the planning area, all of which are in the newly developing far western portion of the City. These new parks are scheduled for opening within the next year.

At present, the area's active recreation facilities include three practice/informal play softball diamonds, two Little League diamonds, four tennis courts, one inside basketball court, three volleyball courts, and three jogging/exercise courses. The three tennis courts at the Civic Center Park will soon be removed to make space for new municipal buildings. Passive recreation facilities and amenities include 90 picnic tables, two recreation buildings, and one multi-purpose building.

2.3.4 Facilities in Planning Area Four

Planning Area Four lies north of the Riverside Freeway, and west of Main Street. While it has a population of approximately 5,662, the area is dominated by industrial and commercial development forming Corona's employment base. Butterfield Park, Corona's largest park at 64 acres, lies within this area and serves a city-wide role as a community park. Besides Butterfield Park, three other neighborhood parks serve the planning area - Contreras Park, Fairview Park, and River Road Park. Total park acreage is 74.3, for an overall ratio of 13.1 acres for each 1,000 residents. The neighborhood park ratio, however, is 1.8 per 1,000. No new parks are currently programmed for Planning Area Four although the Prado Basin Leasehold of 1,200 acres has the land area to potentially undertake improvements for a variety of recreation uses.

Active recreation facilities within Planning Area Four include one competition baseball/softball field shared between adult softball leagues and Little League baseball, one softball diamond reserved exclusively for league play, three practice/informal play softball diamonds, three baseball diamonds for Little League play, two adult/youth baseball diamonds, one soccer field, one basketball court, and one volleyball court. Passive recreation facilities include 40 picnic tables, 17 barbecues, 3 picnic shelters, and 4 tot lots. These facilities are divided up among the various parks as seen on the following page.

2.3.5 Facilities in Planning Area Five

Planning Area Five lies generally south of Ontario Avenue in the still largely undeveloped, primarily agricultural southern portion of the City. There are presently one publicly owned neighborhood park and three tennis facilities within this planning area. Total park acreage is 3.25, or 1.2 acres per thousand population.

However, nine new parks are proposed for development as the area builds out, including one major (city-wide) park, four community parks, and four neighborhood parks, for a total of 137 acres. The city-wide park is slated to have 56.7 acres, each community park approximately 15 acres, and each neighborhood park approximately 5 acres. None of these proposed parks is presently owned by the City, and most of their locations are at present only generalized. The exception to this is the proposed city-wide park, whose final location has not yet been fixed.

2.4 EXISTING AND PLANNED SCHOOL RECREATION FACILITIES

School recreation facilities are generally open to public use during non-school hours, weekends, and vacations. Due to their partial availability to the public at large, they are considered major adjuncts to the city-wide park system, and are used heavily by nearby residents.

As a rule, elementary schools provide adjunct recreation opportunities to their surrounding neighborhood, while junior high schools and high schools provide adjunct community-wide facilities.

Facilities provided by elementary schools generally include playing fields, areas in which to jog, and large multi-purpose play areas. Junior high schools and high schools provide competitive level facilities that are commonly used for league play. Table 3 summarizes existing school based recreation facilities on a city-wide basis.

Corona High School's location along the Oak Street channel opens up the possibility for its use as a major node and access point for future hiking and biking trails along the channel.

2.5 REGIONAL PARK FACILITIES

Regional park and recreation facilities are provided by federal, state and county agencies. They typically do not specialize in local serving active recreation opportunities, but, rather, provide significant open space, hiking, camping, picnicking, boating, and similar activities to the Corona area as a whole. These facilities, nevertheless, serve a significant role in meeting the entire spectrum of recreation needs. Significant nearby region-serving parks include:

- Chino Hills State Park

  Chino Hills State Park is currently undeveloped, but will provide regional camping, hiking and open space opportunities for the region as a whole when developed. The park is located in the Chino Hills north of the confluence of Highway 71 and the Riverside Freeway.

- Santa Ana River Park

  Located in the City of Riverside, this park runs along the Santa Ana River, and provides a wide variety of hiking, picnicking, horseback riding, and a nature/ visitor center.

Table 3

School Recreation Facility Summary*

FACILITY TYPE	NUMBER	FACILITY TYPE	NUMBER
Active Recreation		Indoor Facilities	
Adult Softball	2	Gymnasium	1
Youth/Girls Softball	0	Auditorium	1
Practice Softball	62		
Little League Baseball	2		
Youth/Adult Baseball	2		
Football	4		
Soccer (league play)	1	Passive Recreation	
Swimming Pool	1		
Tennis Courts	16	Picnic Tables	0
Golf Courses	0	Barbecues	0
Indoor Basketball	3	Picnic Shelters	0
Outdoor Basketball	58.5**	Tot Lots	10
Volleyball	44***		
Racquetball/Handball	46		
Jogging/Exercise Courses	4		

Notes

* Based upon a visual inventory conducted by POD, Inc.
** Includes full courts and half courts.
*** Outdoor and informal

- Cleveland National Forest

  The Cleveland National Forest marks the southern border of Corona, and serves to preserve a significant open space backdrop for the city as a whole. A wide variety of recreational opportunities is available to Corona residents within the National Forest, the most important of which are hiking, camping, sightseeing, and the wilderness character of the open space. Easy access to the Forest directly from Corona is limited, although a number of opportunities exist for expanding hiking and equestrian access via the washes that run out of the mountains.

- Prado Regional Parks

  These two regional facilities lie on the northern border of Corona within the Army Corps of Engineer's Prado Flood Control Basin. The parks are leased from the Corps by the Counties of Riverside and San Bernardino. The parks are largely undeveloped at this point, although the development concept focuses on picnicking, hiking, hunting, fishing, boating, and interpretive studies. San Bernardino's 2280 acre park is largely undeveloped, although it does have a 60 acre lake.

- Featherly Park (Orange County)

  Corona's proximity of Orange County gives its residents easy access to regional park facilities operated by the County of Orange, the closest of which is Featherly Park, located immediately west of the county line along the Santa Ana River. Of Featherly Park's approximately 700 acres, 110 are developed for day, group and overnight camping. The remainder of the park is in a natural condition but open for hiking.

2.6 ANALYSIS OF PARK FACILITY SERVICE AREA GAPS

Analysis of gaps in service areas indicates areas that are underserved by park and recreation facilities, thereby indicating areas where efforts to provide new facilities should be concentrated.

Local serving parks typically have service areas based upon the function of the park and the overall density of surrounding population. Service radii are used in determining the spacing of parks in order to achieve an even spread of local park facilities throughout a community and to enhance local accessibility to park facilities. Community parks have an ideal service radius of approximately one mile, while neighborhood parks have an ideal service radius of one-half mile.

In general, the older central area of the City is well served by existing park facilities, while the peripheral newly developing portions of the City are not currently well served. When planned parks in the developing portions of Planning Areas 1, 3 and 5 are taken into

consideration along with existing parks, service area gaps are lessened with significant exceptions as follows:

- Existing development along the western edge of Planning Area 1 is not adequately served by existing or planned park and recreation facilities.

- The eastern residential communities of Planning Area 2 on either side of Magnolia Boulevard southwest of I-15 are in a service area gap. Active recreation facilities available to the public at the area's schools partially offset this gap.

- The north-central portion of Planning Area 3 has no parks, and will not be within convenient walking distance of any public parks even after development of currently proposed new parks. This is the largest area of the City with no conveniently located parks. Schools in the area partially offset, but do not eliminate this gap in park facilities.

- The south-central portion of Planning Area 3 and a small sector of Planning Area 2 north of Ontario Avenue are not within convenient walking distance of local serving park facilities.

- A number of small clusters of residential development are not adequately served by local park facilities. These clusters are mostly residential islands within primarily industrial areas of the City.

- Corona's industrial areas are not generally within the service areas of local parks. This is not unexpected because parks are normally located to serve primarily residential neighborhoods rather than employment areas.

2.7 PARK AND RECREATION DEMAND TRENDS

This section summarizes the nature of present and future demand by the residents of Corona for parks and recreation facilities and programs. This is the second element of the basic approach to park and recreation planning of balancing the supply of park and recreation facilities with demand based upon the recreation needs of present and future residents. The first element, supply, was addressed in the above sections; subsequent chapters of this document will lay out supply and demand issues, and strategies for balancing park and recreation supply with present and future demand.

2.7.1 Population Growth

Corona is poised on the threshold of significant, if not explosive, growth over the next two decades. While the city grew at a slower rate than Riverside County as a whole during the 1970 to 1987 period (74.9% as opposed to 96.5%), impending development in the northeastern portion of the city and in South Corona, added to continued development in the central portions of the city will result in an expected year 2005 population of 129,171.

Table 4

Population Projections by Parks and Recreation Planning Area

	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	Planning Area 5	City of Corona No.	Annual Change
1980 (Census)	2,377	9,799	19,566	3,941	2,102	37,971	
							1,455
1987 (July)	3,598	12,703	23,648	5,662	2,725	48,343	
							2,752
1988	3,918	13,077	25,263	5,926	2,911	51,095	
							4,206
1989	5,007	13,550	27,077	6,570	3,097	55,301	
							4,911
1990	6,551	14,050	29,003	7,334	3,274	60,212	
							4,911
1991	8,094	14,550	30,930	8,098	3,451	65,123	
							5,363
1992	9,637	15,050	32,730	8,862	4,207	70,486	
							6,189
1993	11,301	15,399	34,170	9,612	6,193	76,675	
							6,086
1994	13,086	15,795	35,610	10,027	8,243	82,761	
							6,330
1995	14,871	15,795	37,040	10,442	10,943	89,091	
							4,485
2000	23,796	15,795	37,040	10,442	24,443	111,516	
							3,531
2005	28,251	15,795	37,040	10,442	37,643	129,171	

Source: Alfred Gobar Associates, Inc., Based on Information from Corona Planning Department and Interviews with Developers Regarding Future Residential Development in the City.

This represents a total population increase of 80,828, or 167%, over the 1987 population of 48,343, or better than twice the rate of growth experienced over the 1970 to 1987 period. (See Table 4)

Most near-term new housing development will be single family detached homes, and current City lot size policy indicates that most longer-term housing development will be predominantly single family. People residing in single family homes have a higher-than-average probability of using recreation facilities. This is partly because apartment condominium dwellers often have access to recreation facilities within their complex, and are less likely to place have demand of similar public facilities. While residential lot sizes will likely decrease somewhat to allow for more common open space areas, greenbelts and parks, the primarily single family character of development expected in Planning Areas 1 and 5 means that demand for recreational facilities will remain relatively high.

Additionally, housing prices in Corona are expected to continue rising, partly due to the predominantly single family character of development, and partly due to generally rising land costs. This may in turn result in increased per capita demand for recreation facilities because higher income families tend to demand more recreational facilities.

2.7.2 Characteristics of the Population

In general, the character of Corona's population is strongly middle class and suburban. The overall population profile reflects a middle- to upper-middle income character, with a strong family orientation, a high propensity towards homeownership, and a marked probability of having school-age children at home. Population growth trends through the year 2005 will tend to reinforce this overall characteristic.

- **Income Characteristics**

Both household and family incomes in Corona are higher than for Riverside County as a whole. In 1987, median household income in Corona was $31,862, or 27% higher than Riverside County's median of $25,094. It can be expected that median household incomes in Corona will continue to rise absolutely and in relation to Riverside County as a whole.

- **Household Characteristics**

Household characteristics include household size, ownership patterns, mobility, and employment. In general, average household size in Corona is larger than for Riverside County as a whole, at 3.03 persons per household as opposed to 2.59. Households with children account for 63.7% of all households in Corona, significantly more than the 50% represented by Riverside County overall. The incidence of single-parent households in Corona appears to be slightly lower, however. In regards to homeownership patterns, approximately 68.6% of the city's households are homeowners. This is roughly equivalent for the countrywide ownership rate of 68.4%. Of note, though, is that while the average

value of owner-occupied housing in Corona is roughly 16% higher than for the county, the average age of the housing stock is greater. Corona's households are also mobile, with over two thirds of the households having two or more motor vehicles. An above average portion of the city's population is in the labor force, and are slightly more likely than average to be blue-collar workers. Overall education levels are roughly equivalent to the county as a whole.

- **Age Characteristics**

Corona's population is relatively young, with a generally higher concentration of school aged children, and a lower concentration of those over 65. Approximately 33% of Corona's residents are below 18 years of age, with 14% being of elementary and junior high school age, 7% being of high school age, and 12% being pre-schoolers. Approximately 7.1% of the population is over 65. Riverside County's less than 18 population makes up only 26.7% of the total, with lower representation in each category. On the other hand, Riverside County's proportion of those over 65 years old is 15.9%, or over twice as high as Corona as a whole.

- **Ethnic Characteristics**

Non-white ethnic minorities make up a smaller proportion of Corona's population than as Riverside County as a whole, although those of latino origin make up a larger portion of Corona's population (23.3%) than the county as a whole (19.2%).

2.8 PARK LAND NEEDS ASSESSMENT

Utilizing the recommended space requirements for each recreation activity/facility contained in the *Comprehensive Parks, Recreation, and Open Space Master Plan*, a fundamental analysis was conducted regarding the supply of existing recreation facilities and park land as related to current demand. These calculations were compared to the existing population base to determine an overall ratio of acres of park land to 1,000 population, including passive recreation space and open space.

As seen in Table 5, current public park land equates to approximately 3 acres per thousand population, while current demand would call for 6 acres per thousand. Demand for active recreation facilities, therefore, is almost 50% greater than the existing supply.

It is noteworthy that the current amount of park land is less than the City's Quimby Act requirement of 3.5 acres per 1,000 people. Furthermore, the proper standard appears to best reflect a ratio of 6.0 acres per thousand population.

Perhaps to no one's surprise, the greatest current deficiencies appear to be in the allocation of community and special use recreation activities. This conclusion was greatly evidenced in community meetings where representatives of organized sports related the lack of sufficient fields for practice and competitive play. Residents of the community's

neighborhoods, in turn, regarded the use of neighborhood parks for organized practices as being not proper to the locale further emphasizing the need for additional community based facilities.

To best determine the future need for park land, acreage for planned parks and park zones were distributed within four time periods: Current (Existing); Short Term (1990 - 1995); Mid Term (1995 -2000); and Long Term (2000-2005). As seen in Table 6, even with the full development of planned park land and areas in South Corona zoned as future park sites, the City of Corona will be deficient in needed park acreage through the year 2005. Figures 3 through 6 illustrate that current and future demand for parks in the majority of the planning areas is and will be in excess of current and future supply.

Table 5

Summary of Park Land to Population Ratios

	Acres per 1,000 Population	
Park Type	Existing	Current Demand
All Types	3.0	6.0
Community	1.9	3.1
Neighborhood	1.1	1.1
Special Uses	0.0	1.8

Table 6
Summary of Park Land Acreage Needs by Park Type
(Cummulative acres for each time period)

	Existing/ Planned/ Zoned	Demand (Deficit)	Surplus
CURRENT			
Major/Community Parks	81	150	(69)
Neighborhood Parks	71	53	18
Special Uses *	3	87	(85)
Golf Course	0	127	(127)
Existing: Excluding Golf	155	290	(135)
Existing: Including Golf	55	417	(262)
SHORT TERM (1990-1995)			
Major/Community Parks	158	276	(118)
Neighborhood Parks	106	98	8
Special Uses	5	160	(155)
Golf Course	0	239	(239)
Cummulative Demand: Excluding Golf	269	535	(265)
Cummulative Demand: Including Golf	269	773	(504)
MID TERM (1995-2000)			
Major/Community Parks	203	346	(143)
Neighborhood Parks	134	123	12
Special Uses	5	201	(196)
Golf Course	0	300	(300)
Cummulative Demand: Excluding Golf	342	669	(327)
Cummulative Demand: Including Golf	342	969	(627)
LONG TERM (2000-2005)			
Major/Community Parks	218	400	(183)
Neighborhood Parks	139	142	(3)
Special Uses	5	233	(228)
Golf Course	0	349	(349)
Cummulative Demand: Excluding Golf	362	775	(413)
Cummulative Demand: Including Golf	362	1,124	(762)

Notes:
* Includes Neighborhood Center and Senior Center

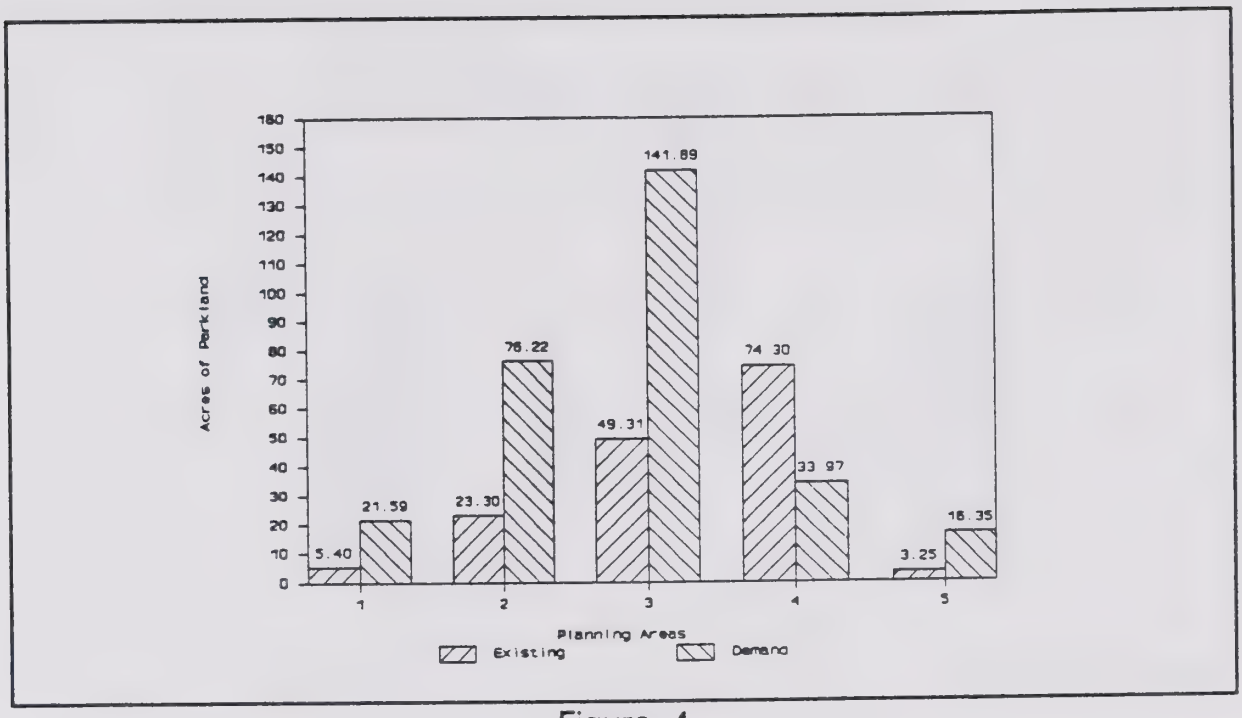


Figure 4
Current Park Demand by Planning Area

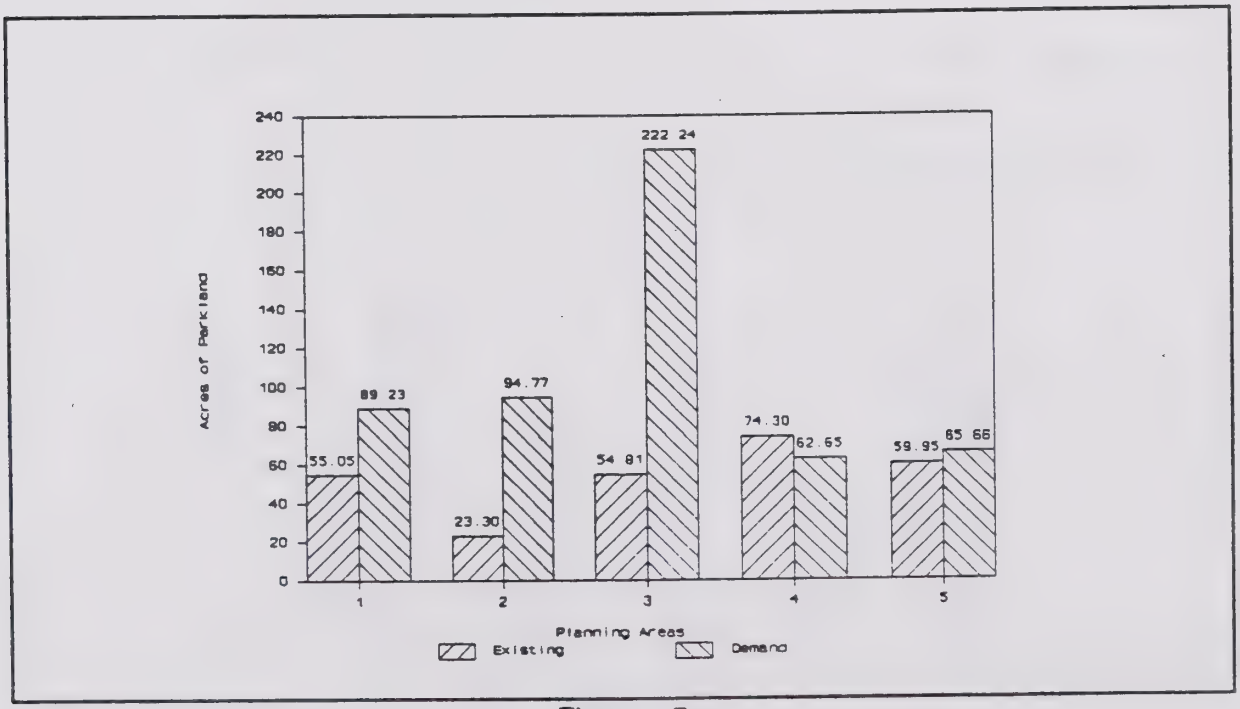


Figure 5
Short-Term Park Needs by Planning Area

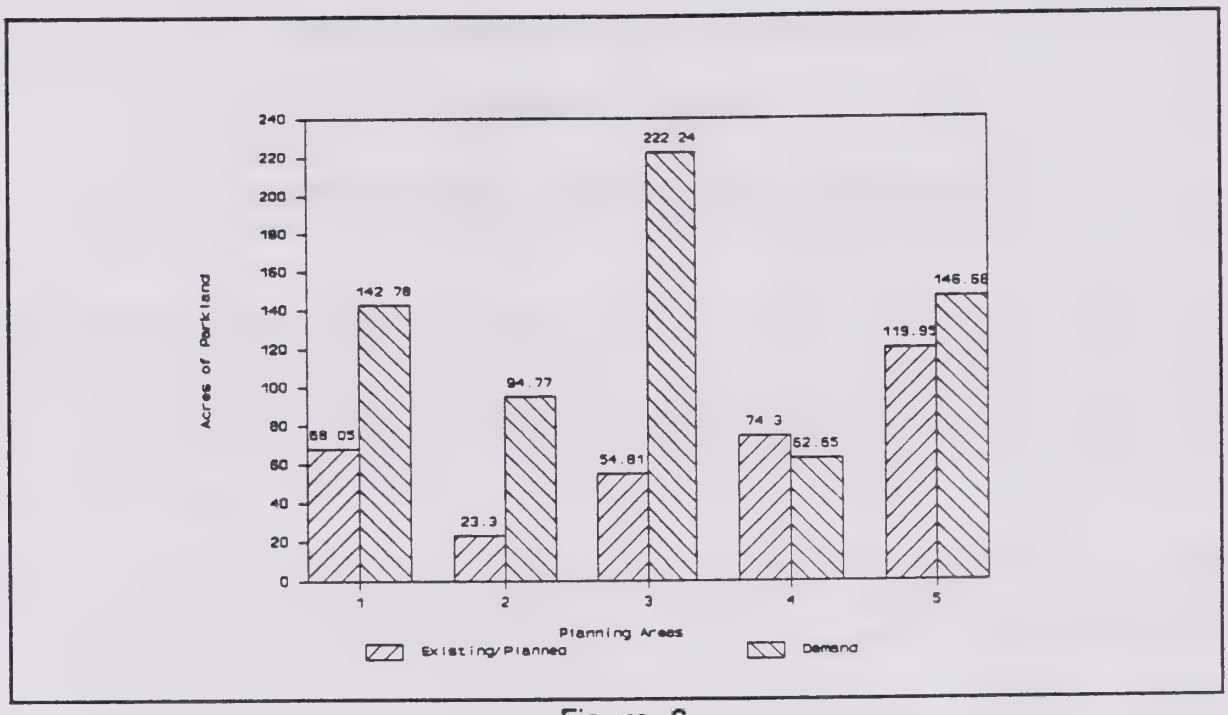


Figure 6
Mid-Term Park Needs by Planning Area

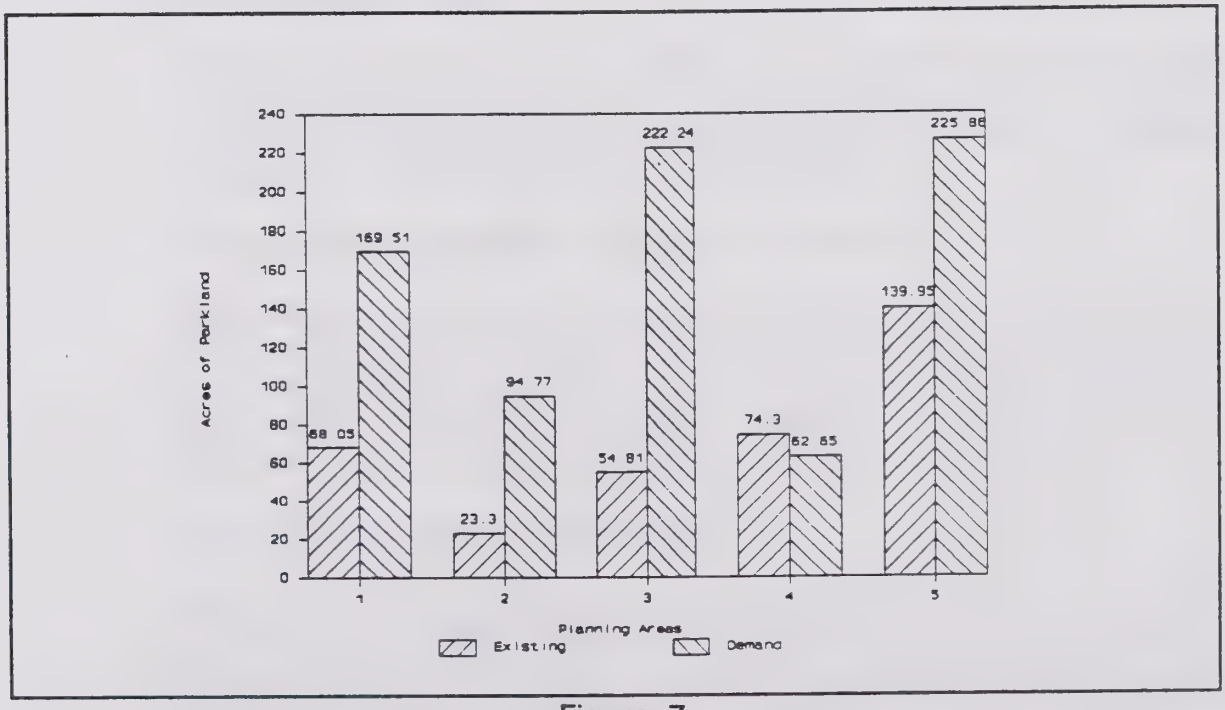


Figure 7
Long Term Park Needs by Planning Area

PARKS AND RECREATION ELEMENT

CHAPTER THREE

OPPORTUNITIES, CONSTRAINTS AND ISSUES

This chapter addresses park planning issues that will affect both the physical development, policy formulation, and management of the city's park and recreation system. Many of the issues discussed have been addressed elsewhere in this element while some may be observations drawn from the community groups and general trends in the provision of recreation and parks services. Where appropriate, recommendations are indicated. Resolution of the remaining issues may be found in the chapters that follow.

Located as it is at the confluence of a major drainage basin and the intersection of two major freeways, the City of Corona exhibits numerous opportunities and constraints regarding the potential for the physical development of its parks and recreation system. Fortunately the City's physical structure offers more opportunities than constraints.

3.1 OPPORTUNITIES

- **Existing System of Parks**

  The City of Corona has a well established park system that provides for both community and neighborhood needs. While the provision of services may not be in line with overall demand, the basic structure of the park system is well established and provides a stable structure upon which to expand.

- **Large Land Areas Potentially Available for Recreation**

  While constrained in its older areas, the City of Corona has sufficient land areas potentially available for development of large recreation facilities. These land areas include Corona's leasehold within the Prado Basin, the Corona National Golf Course, and the Riverside County landfill. In addition, the development of South Corona will result in further land being available for park development.

- **Washes Offer Potential for Trail System**

  Lying in the foothills of the Santa Ana Mountains at the confluence of the Santa Ana River and Temescal Wash, the City of Corona is traversed by a series of drainage courses. These washes could provide potential linkages to parks and recreation facilities throughout the City. Specifically, the washes that offer the best opportunity for development include Wardlow Wash, Oak Street Channel, Main Street Channel, and Temescal Wash. This is especially important in light of the

possibility of undertaking cooperative agreements for access and improvements with the Corona-Norco Flood Control District.

A specific opportunity involves the land south of the Main Street Debris Basin. This area is below the surrounding terrain and offers large expanses of natural and agriculturally developed land. While the area may be subject to several constraints and may not be wholly appropriate for the development of active recreation facilities, the retention and use of the area for both passive and active recreation is desirable.

- **Historic Town Center**

When viewed from the Riverside Freeway, travelers see little of the City's historic town center. However, the town center is rich in architectural design and tree lined streets. The potential exists to recognize this importance via the institution of an "Historic Trail" or "Scenic Walk".

- **Cleveland National Forest**

The vast acreage of the Cleveland National Forest lies adjacent to the City's southern boundary. A cooperative agreement between the City and the United States Forest Service (USFS) could be made to afford easier access to this permanent public open space via the Oak Avenue Channel and/or the Main Street Channel.

- **History of Cooperative Relationship with Corona-Norco School District**

The City of Corona and the Corona-Norco School District have cooperatively developed and shared recreation facilities in the past. This spirit of cooperation could be applied to the provision of recreation facilities in areas of the City deficient in available land for park and recreation development.

- **Potential Cooperative Funding of Prado Leasehold**

The United States Army Corps of Engineers, as part of the Santa Ana All River Plan, can share in the development costs of recreation facilities. While restrictions will apply, the financial opportunities could prove to be of great value to the City.

- **Significant Privately Owned Land Potentially Offers Recreation Resource**

Several significant areas of privately owned open space could offer recreation or open space amenities to the City of Corona. The first, Corona National Golf Course offers a large area of land capable of supporting both active and passive uses. Located in Planning Area #4, this land could become an important element in the overall recreation development of the Prado Basin/Butterfield Park area. The second, Wardlow Wash, could provide linkages for bikes and hikers between

areas to the east and west, as well as a linkage into the Cleveland National Forest. Corona National Golf Course, is currently being reviewed by the City for acquisition.

3.2 OVERALL CONSTRAINTS

- **Freeways Hinder Access to Parks**

  Perhaps the greatest barriers to the development of the City's master plan for parks and recreation are the freeways. The SR 91 freeway effectively limits movement between the north and south sectors of the City. In addition, the I-15 freeway forms a barrier to free movement between the northeast area of Corona and the remainder of the City. Because of these barriers, it is imperative that the City retains and improves upon the existing linkages, but that as wide a range of facilities be provided on all sides of the freeways.

- **Majority of Large Land Areas Located in Northwest Corona**

  While the City of Corona has large tracts of land potentially available for recreation development, the majority of that land is located in the City's northwest area, which does not allow easy access other than by automobile. This may not be a major constraint, however, if the areas are developed with organized sports facilities, which commonly are accessed by vehicles.

- **Prado Basin Leasehold Subject to Environmental Constraints**

  The City of Corona's leasehold in the Prado Basin may be somewhat constrained by environmental factors such as existing wetlands habitat, the Least Bell's Vireo and flooding. Detailed discussions with the U.S. Corps of Engineers will be required to determined the extent of the constrained/available acreage.

- **Northwest Corona Subject to Microclimate Constraints**

  Existing recreation park land in the City's northwest area is subject to high winds and in some places poor drainage, as is periodically true throughout the whole area. The planning of recreation facilities should incorporate an analysis of the area's microclimatic constraints and appropriate mitigation measures should be instituted where possible.

- **High Preparation Costs to Develop Landfill for Recreation**

  The use of Riverside County's landfill for sports development would be burdened by extremely high costs to ready the site for development. These costs alone are in excess of $2,000,000. (NBS Lowry, 1987) Rather than serving an immediate

need, the City should consider this area for long term park and recreation development, because many of the existing constraints related to settlement may diminish over time. In addition, the City of Corona may wish to consider the development of the landfill as a regional recreation facility to be shared amongst several cities in the area.

- **Limited Access Potential to Cleveland National Forest**

  While the Cleveland National Forest offers great opportunities, the closest access points lay to the south of the City. Potential development of facilities adjacent to or within the National Forest is further constrained by the steep slopes and highly erosive soils. These constraints point towards development of staging areas for access as being the most likely National Forest related recreation development.

3.3 FACILITY DEVELOPMENT ISSUES

The following issues relate to the development of new parks and improvements to facilities within existing parks.

- **Neighborhood and Community Park Uses**

  Neighborhood parks and community parks serve distinct and different purposes. Neighborhood parks provide for the day-to-day recreation needs of the residents in close proximity to the park. Due to the small size of these parks, typically five acres, scheduled uses that draw large numbers of people are not appropriate. Conflicts with adjacent property owners can and often do arise when such parks are utilized by organized sports leagues. It is recommended therefore, that the development of neighborhood parks, while providing for informal/pickup sports play, will not be programmed for competitive practice or play.

  Conversely, the Community Parks often cater only to the needs of organized sports leagues, at the exclusion of nearby residents and users. These parks often lack the amenities of passive open space, children play areas, etc. The master planning of new community parks should therefore recognize and incorporate such neighborhood related recreation uses.

- **Centralized Versus Decentralized Community Facilities**

  As identified in the needs assessment, the City of Corona lacks sufficient competitive sports facilities to support its current population. The only major sports facility currently available is Butterfield Park. The possibility of developing a centralized sports complex for the City exists, however. Such a complex would include facilities for both outdoor and indoor sports programs. Ideally, while such facilities traditionally would be located throughout the City to minimize travel distances, a

centralized facility would be beneficial because it would serve as a focus for all sports groups. The development of such a facility would require a minimum of 50 acres of sports fields plus an equivalent acreage devoted to indoor and passive activities. Given the availability of such land within the City of Corona (e.g., Prado Basin), and given the physical barriers of the freeway system, the need may exist to develop two such complexes; one in the north and one in the southern area of the City. Please note that these complexes could be in addition to or integrated with existing/planned/zoned parks and recreation areas.

- **The Loss of Existing Park Land and Recreation Facilities**

The loss of recreation facilities in the Civic Center complex is likely in the near future. The tennis courts will soon be removed to accommodate growth of City Hall. In addition, the gymnasium complex will in all likelihood be lost in the future to undertake a rehabilitation/expansion of the Civic Center.

- **Lack of Adequate Indoor Facilities**

Corona inventory of indoor facilities lacks a proper gymnasium. The current gymnasium, located in the Civic Center, is both undersized and lacking in proper facilities (restrooms, changing rooms, etc.). Additionally, the demand for recreation programs that require indoor facilities is growing.

- **Joint Use Agreements with the Corona-Norco School District**

The recreational use of school facilities is a great resource to the community of Corona. The Corona-Norco School District and the City of Corona have in the past undertaken both formal and informal agreements in the development and use of schools sports fields. The continued use of this cooperation should be encouraged and utilized.

However, it appears that the schools are experiencing the same increasing demands for the use of the sports facilities as the City of Corona. This unfortunately limits the use of these complexes for non-school organized sports groups. The City of Corona can only expect that as the demands by school users of school facilities increase, the availability of the facilities to the City will decrease. Additionally, the use of school sports fields reflect the same impacts as those of the neighborhood and community parks. The smaller sized school's (i.e. elementary schools and selected junior high schools) lack the area to support organized sports leagues. High schools, on the other hand, have areas capable of satisfying the demands for youth and adult competitive recreation activities. It is for this reason that the following recommendations are provided:

The informal use of elementary and junior high schools for neighborhood active recreation uses should continue. This use is considered to be outside the demand for neighborhood parks.

The use of high school facilities should be under a formal (written) joint use agreement to guarantee the future availability of facilities or compensation for the loss of availability. These agreements should be proactively sought in the areas of the city presently lacking in, or projected to lack in, active recreation facilities. Such uses can include the lighting of sports fields, sharing in the development cost of swimming pools and cultural/performing arts facilities. The schools most appropriate for joint use agreements are: Corona High School, Raney Junior High School, and Centennial High School.

PARKS AND RECREATION ELEMENT

CHAPTER FOUR

GOALS AND OBJECTIVES

The following Goals and Objectives are based upon a combination of input from three major sources. The first, and major, source is the result of a series of public issue identification and goal setting workshops, working sessions with the Parks and Recreation Commission, and interviews with City Parks and Recreation Department Staff held during late 1987 and early 1988. The goals and objectives statements in the *Corona General Plan*, the 1977 *Park and Recreation Element*, and the *Park and Recreation Supplement* (1983) also were reviewed for inclusion into the following Master Plan goals and objectives. Finally, the goals and objectives are based partly on a technical analysis of the existing conditions, trends and issues information in Chapters Two, Three.

Goals are a general policy statement regarding the future development of Corona's park and recreation system. The objectives that follow each goal further define the goal, and point towards the precise implementation measures and programs contained in the remainder of this element. As such, this Parks and Recreation Element is designed both to establish these goals and to implement them.

GOAL 1.0 PROVIDE BOTH ACTIVE AND PASSIVE PARK FACILITIES AND RECREATION PROGRAMS THAT ADDRESS THE LEISURE TIME NEEDS OF ALL AGES, INCOME LEVELS, ETHNIC GROUPS, AND PHYSICAL CAPABILITIES TO ENHANCE THE OVERALL QUALITY OF LIFE OF CORONA AS A WHOLE.

1.1 Provide as wide a range of parks as possible, including neighborhood oriented parks, community parks and city-wide parks. A clear distinction between neighborhood and community parks should be maintained.

1.2 Provide at least 6 acres of City-owned and accessible park land per 1,000 population on relatively flat, usable terrain suitable for active recreation, playing fields, and park buildings.

1.3 Develop, upgrade, and rehabilitate parks so that the needs of neighborhoods are met by neighborhood parks, while community-wide and city-wide needs are met by community and city-wide parks.

1.4 Provide as broad a range of recreation opportunities as possible, including fee and non-fee based sports activities, cultural programs, crafts and arts oriented activities, and biking and riding trails.

1.5 Promote family-oriented as well as individual-oriented and team-oriented recreation and sports opportunities.

1.6 Centralize competitive sports league quality facilities for organized youth and adult sports into two large complexes -- one north of the freeway, and one south of the freeway.

GOAL 2.0 PROMOTE COMMUNITY HEALTH AND FITNESS THROUGH ACTIVE RECREATION PROGRAMS.

2.1 Provide a wide range of active recreation programs, including, but not limited to, team and individual sports, exercise, dance and gymnastics, and community-wide events such as 10K runs.

2.2 Extend recreation programs to include the employees of businesses within Corona.

2.3 Establish an intracity bikeway system that links with the regional Santa Ana River bike trail. Stress the provision of Class I (grade separated) bikeways.

GOAL 3.0 ENGAGE AND MAINTAIN COMMUNITY SUPPORT FOR PARKS AND RECREATION PROGRAMS.

3.1 Develop a pro-active parks and recreation marketing and outreach program to expand the system's role in the community and reach new residents on a continuing basis.

3.2 Promote greater cooperation and coordination with other City departments, and with other public and semi-public agencies within Corona. This includes placing a high priority on maintaining and expanding cooperative agreements with the school districts.

3.3 Sponsor joint recreation activities with other recreation oriented public agencies including the Cities of Riverside, Norco, Anaheim, and Yorba Linda whenever joint sponsorhip would be mutually beneficial.

3.4 Develop a continuing planning program to adequately address the City's parks, recreation, and open space needs in the future.

3.5 Establish an active partnership with private sector agencies and groups to encourage private investment in parks and to expand the number of events available through joint public/private sponsorship.

GOAL 4.0 USE CORONA'S PARK AND RECREATION SYSTEM TO HELP CREATE A STRONG COMMUNITY IMAGE FOR CORONA.

4.1 Use major community entries and arterial streets to enhance the city's overall beauty including the quality of landscaping and landscape maintenance within the public right-of-way, and the retention of heritage trees.

4.2 Locate and use community level parks and city-wide parks to help orient people within the community. Major parks should be placed along major arterials, while neighborhood serving parks should be developed within the neighborhoods they serve.

4.3 Use the public park system, where feasible, to preserve buildings of historical significance that would otherwise be lost to development, including the acquisition of such buildings and the development of parks around them.

4.4 Help preserve the city's natural resources through the protection of significant hillside areas, or geologic, flooding and hazards areas through employing such vehicles as voluntary dedication of land for passive park uses.

4.5 Capitalize on the possibilities for outdoor recreation in the Prado Basin and the Cleveland National Forest, including interpretive centers, and wilderness trails.

4.6 Develop a dedicated scenic pedestrian network throughout Corona.

4.7 Seize opportunities to recall and perpetuate Corona's rich agricultural heritage through such undertakings as a "theme" park.

4.8 Preserve and improve the aesthetic appeal and image of Corona's existing park and recreation facilities.

GOAL 5.0 MAINTAIN ALL PARKS AT THE HIGHEST LEVEL POSSIBLE TO PROVIDE A PLEASANT AND SAFE EXPERIENCE FOR USERS.

5.1 Design park facilities to require a minimum of maintenance consistent with good design practices.

5.2 Locate parks and other recreation facilities for maximum visibility from surrounding streets.

5.3 Maintain lighting levels suitable for safety as well as the nighttime use of community and city-wide facilities without undue glare impacts on nearby residential areas.

5.4 Implement programs that will insure adequate and continuous maintenance of both public and private park facilities including landscape maintenance districts and other appropriate techniques.

PARKS AND RECREATION ELEMENT

CHAPTER FIVE

PARKS AND RECREATION SYSTEM PLAN

The development of the master plan reflects the goals and objectives stated above, the existing system of parks and recreation facilities, the opportunities, constraints and issues surrounding the continued development of park and recreation facilities in Corona, and the current and projected demand for parks and recreation.

Perhaps of greatest concern in the overall development of the City of Corona's parks and recreation system is the need to fill the gap between the current and projected demand for major park and community park recreation facilities and the existing supply of these facilities. The overall master plan therefore proposes to develop a series of major and community parks in a manner that will effectively provide these needed recreation opportunities to Corona's residents.

Also, as the City of Corona undergoes rapid development in the near future, the physical setting and character of the community will change from one of agriculture to that of a more urbanized nature. Agricultural land that currently provides visual relief for the existing community will disappear. As this occurs, the need to access areas of open space and experience areas of greater tranquility will increase. Recognizing this, this element proposes to develop a series of trails that will physically link residential areas and the more urban recreation areas of the city with the regionally significant recreation and open space areas adjacent to the north and south City boundaries.

The overall Parks and Recreation Element concept is illustrated in Figure 7, and may be summarized as follows. The base level park acreage standards upon which the plan is based are as shown in Table 7. **It shall be the policy of the City of Corona to develop its park facilities based upon these standards.**

Table 7

Base Level Park and Recreation Acreage Standards

Park Type	Acres Per Thousand Population
Major Park/Community Park	3.1
Neighborhood Park	1.1
Special Use Park	1.8
Total	6.0

Figure 8

Parks and Recreation Concept Map



- Planning Area
- Major Park
- Community Park
- Neighborhood Park
- Mini Park
- Special Use Park
- Existing Parks
- Currently Planned and Zoned Parks
- Proposed Parks
- Trails

General Plan Parks and Recreation Element

City of Corona, California

0 1000 2000 4000 6000 8000 feet

30 acres

pod Planning Urban Design Landscape Architecture

Alfred Gobar Associates, Inc.: Economics
Dr. Barbara Ford: Professor of Recreation, Cal Poly, Pomona

5.1 MAJOR PARKS

The role of major parks is to provide for the city-wide recreation needs of Corona. Ideally, major park locations should provide an equal opportunity to recreate to all the residents of Corona. One consideration is the equal distribution of these parks to allow equitable access. Presently, Corona does not have a major park, although Butterfield by necessity attempts to serve this function.

To satisfy the demand for major parks, development of at least two active recreation facilities is proposed, one each located to serve the north and south areas of the community. These centralized competitive sports facilities will address the needs of organized youth and adult sports including: softball, Little League and regulation baseball, soccer, football, and tennis. The parks would be approximately 50 to 100+ acres each and would provide for both outdoor and indoor recreation. Indoor recreation facilities include auditoriums, gymnasiums, and recreation buildings suitable for a variety of indoor recreation programs. Adequate parking and field lighting should be provided.

As these parks would also serve as a recreation resource for the nearby neighborhoods, neighborhood recreation uses, including passive areas, would be provided.

5.2 COMMUNITY PARKS

Undertake the development of community parks to satisfy both community and neighborhood needs. Many new parks are currently planned and zoned for the newly developing areas of Corona. It is imperative that the parks be planned, sized, and developed to satisfy both the community and neighborhood needs as described above in the discussion of major parks. As such, community parks will include courts and sports fields for both informal practice and organized competitive play. While new community parks beyond those already planned or zoned are proposed, this plan does call for expanding the acreage of parks currently zoned but not yet located nor developed parks in South Corona.

5.3 NEIGHBORHOOD PARKS

Provide additional neighborhood parks within areas where gaps exist in the provision of neighborhood parks. Develop these parks to cater to neighborhood recreation needs, exclusive of organized sports leagues. The provision of new neighborhood parks by Planning Area are:

- Planning Area One: The southwest area;
- Planning Area Two: The area between Magnolia and Ontario bounded on the east by Rimpau and on the west by Fullerton. Also, another small area northwest of the intersection of Magnolia and Rimpau.
- Planning Area Three: The area near the intersection of Sixth and Oak Streets adjacent to the Riverside Freeway; and the area near the intersection of Main Street and Ontario Avenue. Part of this area is located in Planning Area Two.
- Planning Area Four: While no new neighborhood parks are needed, development of future major/community parks within the planning area should include neighborhood oriented recreation uses.
- Planning Area Five: As new park development will not be sufficient for the projected demand, the City of Corona should expand the proposed dedication areas to negate the projected 84 acre deficiency.

5.4 SPECIAL USE PARKS

Special Use Parks include parks and other facilities that address specialized recreational needs or have a uniquely intrinsic character or value to the community. No new specific development standards are proposed for these parks because of their specialized nature. Besides existing special use parks, including the tennis court facilities and the Neighborhood Center, a series of new parks are proposed to take advantage of Corona's heritage, adjacency to the Cleveland National Forest, and other major features of the City. These parks, and their associated facilities, include a hiking trails system, trail heads for the Cleveland National Forest, a shooting range in the Prado Basin Leasehold, and the Citrus Heritage Park.

In addition, opportunities to build specialized parks such as a nature center may arise in the future. The City should not hesitate to capitalize on such opportunities.

5.5 JOINT USE DEVELOPMENT OF RECREATION FACILITIES

In areas lacking land for the development of new recreation facilities, pursue the development of joint use facilities with the Corona-Norco School District. This is especially important in areas deficient in active recreation facilities. Potential areas of joint use development for community park purposes include:

- Planning Area Two: Centennial High School
- Planning Area Three: Corona High School and Raney Junior High School

5.6 PRADO BASIN LEASEHOLD

Continue to pursue a proactive relationship with the United States Army Corps of Engineers in the master planning and development of the Prado Basin Leasehold in order to provide for both active and passive recreation needs. Outdoor and indoor sports complexes, wilderness trails for hiking, nature observation, and equestrian trails are potential uses for this property.

5.7 LINKAGES TO THE CLEVELAND NATIONAL FOREST

Acquire the area south of the Main Street Debris basin and develop it into a community park with a trailhead for hikers and a staging area for equestrian users so that they may gain access into the Cleveland National Forest. The park should emphasize passive uses but also cater to organized sports groups via the development of a small sports complex.

5.8 CORONA CITRUS HISTORIC PARK

Study the acquisition of the Foothill Properties headquarters to develop as a special use park dedicated to Corona's agriculturally rich history. The use of these facilities should represent all pertinent City departments and public functions related to Corona's physical and cultural history. The facility would provide both a historic reference and a "living history" reference through the exhibits of documents and the retention of a small area of citrus groves.

5.9 INTRACITY BIKEWAY SYSTEM

Develop regional linkages for bikeways with an emphasis on the provision of Class I (vehicular traffic separated) bikeways.

5.10 HIKING TRAILS

Develop an inter- and intra-city trail system. The system would run along existing washes and railroad alignments as well as make use of the Prado Basin Leasehold Area.

5.11 HISTORIC TRAIL/SCENIC WALK

Designate a pedestrian system within the older developed areas of Corona to promote public awareness of the City's historic neighborhoods, and to provide a basic system of connections to various public recreation facilities.

5.12 CORONA NATIONAL GOLF COURSE

The currently unused Corona National Golf Course has tremendous potential for conversion into a mixed use park with a number of facilities including active recreation, passive areas, and possibly a small public golf course.

PARKS AND RECREATION ELEMENT

CHAPTER SIX

PARKS AND RECREATION ACTION PLAN

This chapter contains recommendations for the continuing implementation of this Parks and Recreation Element and its proposals. The following measures are a recommended course of action, with some measures being specific and others being broad brush in nature. The specific actions mentioned below are not intended to limit the City of Corona in developing and improving its parks and recreation system. Rather, they are recommended tools. And, as other tools become available in the future that can be used to set aside, develop and preserve park and recreation facilities, they should be used as well as those described below.

6.1 PARK AND RECREATION STANDARDS

The following sections provide *minimum* standards for determining the quantity of park land and recreation facilities to be developed for the City of Corona. The standards are presented in acres of park land per thousand population and in quantity of recreation facilities per thousand population.

6.1.1 Park Acreage Standards and Guidelines

The recommended standards for the allocation of park land in the City of Corona is 6.0 acres per 1,000 population. These standards reflect the qualitative and quantitative analysis described previously in this document and in the *Comprehensive Parks, Recreation and Open Space Master Plan*, and take into account the experience of city staff, input from the community, and the professional guidance of the consultant team. Tables 7 (Chapter 5), 8 and 9 present these standards and establish a basic program for each park type.

These standards specifically address the current and projected park needs of the City of Corona. Additionally, the standards relate solely to acreage of land usable for recreation purposes, and do not include steeply sloping or otherwise unuseable land. As such, land dedicated or otherwise set aside for meeting these standards should be rough graded for active recreation uses at the time of dedication.

6.1.2 Recreation Facility Standards and Guidelines

Similarly, the recreation facility standards found in Table 8 have been developed to reflect the needs of the current and future residents of the City of Corona. These standards are integral to the planning process and are highly interdependent with the acreage standards described in Table 7. Table 8's facility to population ratios are based upon existing and

projected demand for facilities tailored to the recreation patterns of Corona's residents in particular. For instance, there should be at least one Little League baseball diamond for each 9,000 people, or one tennis court for each 2,800 people.

6.1.3 Base Level Recreation Facility Development Guidelines

The recreation facilities standards described in Table 9 set forth typical recreation facilities for the three major park types: Neighborhood, Community, and Major Parks. The facilities, given the intended purpose of each of these park types, are distributed to provide both the needed access and numbers of facilities as determined from the recreation facility standards discussed above. The base recreation facility program for each park type is contained in Table 9, providing the minimum to maximum acres desired and the base recreation facilities and associated facilities needed to support the recreation uses, such as parking.

Beyond the base recreation facilities, several uses described as "Optional Facilities" could be developed in conjunction with, or independently of, other parks. For example, a tennis complex could be developed within a community or major park, or could be developed on its own site. The decision to include particular facilities will depend upon the intended use of the park (major - serving city-wide functions; community - serving several neighborhoods; or neighborhood - serving the residents in close proximity to the park), the availability of land, and the access needs of the community and city. Ideally, special use complexes would be best located within larger parks to allow greater efficiency in park operations and maintenance.

Of particular note is the intended size of the three park types. Based upon the needs of the city and given the high demand for active and organized recreation facilities, the minimum size for community and major parks should be 20 and 50 acres, respectively.

Furthermore, the size and facilities program proposed for community and major parks includes neighborhood serving facilities along with community and city-wide serving facilities. It is extremely important in allocating park land that the major and community parks have sufficient land to satisfy neighborhood user needs. It is due to this philosophy that the size of Planning Area Five's (South Corona) major and community parks has been increased over the standards first adopted as part of the *Community Facilities Plan*. This will be discussed later in this chapter.

Special Use Park base level development guidelines are not contained in Table 8 due to their specialized nature. These parks should be planned and constructed to best fulfill their unique roles.

Table 8
Base Level Recreation Facility Standards

Facility Type	Facility/Population Ratio
Softball Fields:	
Organized Adult	1/11,000
Organized Youth	1/13,500
Practice/Informal Play	1/ 7,000
Baseball Fields:	
Little League	1/ 9,000
Youth/Adult	1/40,000
Football Fields	1/12,000
Soccer Fields	1/ 6,000
Swimming Pool	1/37,000
Tennis Courts	1/ 2,800
Golf Courses	1/40,000
Basketball Courts:	
Organized (Indoor)	1/60,000
Informal (Outdoor)	1/20,000
Jogging Paths (miles)	1/18,000
Bicycling Paths (miles)	1/ 2,000
Picnic Tables	1/ 525
Volleyball Courts	1/ 7,700
Racquetball/Handball Courts	1/ 4,000
Jogging/Exercise Course	1/12,000
Classrooms:	
Youth and Adult	1/ 4,400
Fitness	1/11,500
Total	1/ 3,200
Archery Range	1/50,000
Target Shooting Range	1/50,000

Table 9
Base Level Park Development Guidelines
Neighborhood Parks

Park Type	Minimum to Maximum Size	Base Recreation Facilities	Support Facilities	Optional Facilities
Neighborhood	5 to 10 Acres	Tot Lot Informal Open Space/Play Area Open and Sheltered Picnic Tables Barbecues Softball: Informal 1 Basketball: Informal 1 Tennis Courts: 1 Volleyball: 1 Racquetball: 1	Parking for 5 to 10 cars Public Restrooms	More Recreation Facilities Recreation Building with adult/youth and craft space Lighted Courts

Table 10
Base Level Park Development Guidelines
Community Parks

Park Type	Minimum to Maximum Size	Base Recreation Facilities	Support Facilities	Optional Facilities
Community	20 to 40 Acres	Tot Lot Informal Open Space/Play Area Open and Sheltered Picnic Tables Barbecues Softball: Informal 2 Basketball: Informal 2 Tennis Courts: 2 Volleyball: 2 Racquetball/Handball: 2 Softball: Youth/Organized 2 Soccer: Organized 2 Jogging/Exercise Course 1 Recreation Building (2,500 to 4,000 square feet)	Parking for 50 to 100 cars (0.5 to 1 acre) Public Restrooms	Softball: Organized Adult Baseball: Little League Baseball: Organized Youth Adult Football Lighted Ball Fields Lighted Courts Tennis Complex Swimming Complex

Note: 50% all informal sports fields lighted; 100% courts and organized sports fields lighted.

Table 11
Base Level Park Development Guidelines
Major Parks

Park Type	Minimum to Maximum Size	Base Recreation Facilities	Support Facilities	Optional Facilities
Major	50 to 100+ Acres	Tot Lot Informal Open Space/Play Area Open and Sheltered Picnic Tables Barbecues Softball: Informal 4 Basketball: Informal 4 Volleyball: Informal 4 Racquetball/Handball: 4 Swimming Complex 1 Softball: Organized Youth 2 Softball: Organized Adult 4 Baseball: Organized Youth/Adult 1 Baseball: Little League 4 Football: 4 Soccer: Organized 4 Tennis Complex: 1 Jogging/Exercise Course 1 Recreation Building (4,000 to 6,0000 square feet) Gymnasium Auditorium	Parking for 100 to 250 cars (1.0 to 2.5 acres) Public Restrooms	Additional Facilities from parks listed above Lighted Ball Fields Lighted Courts Tennis Complex (Special Use) Archery Range (Special Use) Target Shooting (Special Use) Outdoor Ampitheater (Special Use) City-Wide Maintenance Yard

Note: 50% all informal sports fields lighted; 100% courts and organized sports fields lighted.

6.2 IMPLEMENTATION PRIORITIES

The following section is a summary of the implementation priorities for this Parks and Recreation Element. The *Comprehensive Parks, Recreation and Open Space Master Plan* contains specific projects under each priority, and should be referred to for details. The *Comprehensive Parks, Recreation and Open Space Master Plan* may be amended from time to time in regards to its specific projects, so long as the guidelines contained herein are adhered to.

Prioritization criteria include the following major issue areas:

- **An Overwhelming Need to Provide Community and Major Park Based Recreation Facilities**

  The City of Corona currently faces and will continue to face a demand for Community and Major Park based recreation facilities 50 % greater than the current and planned supply. The implementation priorities, therefore, provide an overall strategy to undertake the development of this type of park land in the most efficient and effective manner possible.

- **Need to Fill Locational Gaps in the Provision of Neighborhood Serving Parks**
  As discussed in Chapter Three, several areas within Corona lack access to neighborhood parks. It is important, therefore, to immediately identify potential sites for the development of the needed parks.

- **Equitable Access to Major Parks**

  By definition, major parks serve city-wide recreation functions, and require large land areas. The short-term opportunity to acquire sites of 50 to 100 or more acres is best in the Prado Basin Leasehold located in Planning Area Four. Unfortunately, much of the access to existing and future community and neighborhood parks is directly affected by the Riverside Freeway. Future location and development of major parks should therefore achieve a balance between the provision of actual acreage and their location so to best serve the community.

- **Developer Provision of Park Land and Projected Growth**

  In many cases, park development recommendations reflect the probable provision park land due to the foreseen development of northeast and southwest Corona, both of which are subject to specific plans. In some cases the park land is both dedicated and developed to be turned over to the City of Corona. South Corona's park land development, while not determined by a foreseen construction time table, is based upon the projected population growth within the area.

6.2.1 Implementation Priorities

As stated above, the implementation priorities for the development of parks and recreation facilities address four time periods. This section provides an overview of the priorities for each time period.

- **Current Priorities (1988 - 1990)**

  Current priorities include capital improvements for existing facilities, and the provision of new park land to satisfy neighborhood and city-wide recreation needs. New neighborhood parks are proposed in Planning Areas One, Two, and Three. In addition, the acquisition of the proposed major park in South Corona is proposed. The purpose of this park is to serve city-wide needs, a particular concern raised throughout the community meetings. Development of a major park located north of the Riverside Freeway in the Prado Basin Leasehold to resolve existing organized sports facilities needs.

- **Short Term Priorities (1990 -1995)**

  Short Term Priorities include the acquisition of new park land in the northeast and southwest areas of the city by way of dedication and fees-in-lieu generated through new development. In addition to filling the current and projected short term gap between the demand for and supply of major and community parks, several projects are proposed for this phase. Additional park land acquisition is proposed to augment the community parks in South Corona. Only 15 acres of park land per community park will not be adequate to serve both community and neighborhood needs. As such, each park should have an additional five acres. This acquisition is indicated at this time to keep pace with the projected population growth in this area.

  The second and third major projects of this time period are the development of two Major Parks, one in Area 5, and the continued development of the one in the Prado Basin Leasehold.

- **Mid Term Priorities (1995 - 2000)**

  The Mid Term Priorities are similar to the Short Term Priorities. Continued population growth and the need to satisfy the demand for additional recreation facilities typical of Community and Major Parks requires the development of 20 acre community parks in South Corona, and the development of an additional Major Park in the Prado Leasehold. In addition, a trail head should be secured to allow access to the Cleveland National Forest.

- **Long Term Priorities (2000 -2005)**

Long Term Priorities include development of additional Major Parks in Planning Areas Five and Two. The first is comprised of approximately 100 acres of land in the Prado Leasehold. The property in question will by utilized as a construction staging area for the upgrading of the Prado Dam. Upon vacating the area during this time period, the United States Army Corps of Engineers has indicated the potential to coordinate grading and to share development costs for park land. The second Major Park is located at the Riverside Regional Landfill. Also included in this phase is the reopening of the Target Shooting Range. Lastly, pending completion of development in South Corona, an historic park/cultural center is proposed for the present location of Foothill Properties.

6.2.2 Additional Considerations

- **Target Shooting Range**

The range, closed due to safety issues, has undergone a study by the City on how to upgrade the existing site and improve safety. While the demand for such a facility (based upon national standards) is apparent, the economic justification seems lacking. In addition, the implementation of a target shooting range might be best undertaken in cooperation with other city departments such as the Police and/or in conjunction with more regionally based jurisdictions. Lacking a readily apparent mandate to implement such a project, the implementation schedule allocates the target shooting to the Long Term. Should the opportunity arise where cooperative agencies and funding are identified, the implementation of the Target Shooting Range could take place sooner.

- **Riverside Regional Landfill Facility**

The development of the Riverside Regional Landfill Facility to accept recreation development requires a great deal of site preparation costs due to the inherent nature of landfill sites. These costs, for the present, are prohibitively high especially in light of the potential availability of land within the Corona Leasehold in Prado Basin. As such, the implementation of a Major Park on the landfill may best be served in the Long Term when much of the present concerns may have dissipated.

- **Corona National Golf Course Site**

Utilization of the site of the Corona National Golf Course presents opportunities to the City of Corona. The site could physically accept both active and passive recreation including a nine hole executive golf course. However, because it is privately owned, the site has not been specifically designated for park development. Given the site's potential, immediate development of park land on Prado Leasehold Land located adjacent to the site's eastern boundary is proposed. The development of this park land

could and should be undertaken to coordinate with and maximize the benefit of potential recreation development of the Corona National Golf Course site. The acquisition of the privately held property is currently under study by the City of Corona.

- **Skateboard Facilities**

The potential for the development of a skateboard recreation area appears limited at this time due to risk and safety concerns. While such a facility is not specifically designated in the plan, one could be included within any of the community or major parks, pending a risk management review by City officials. However, the City should encourage the private development of such a facility. The feasibility of building a concessionaire operated skateboard facility at a community or major park also should be explored. Under any arrangement, skateboarding should be a self supporting venture.

- **Trails**

A proposal for the development of a trail system suitable for hikers and bicyclists is contained in this element. For the most part, the trail alignments utilize existing drainage courses and/or follow routes as proposed on a regional basis. As the implementation of the trails will be dependent upon securing cooperative agreements with various agencies such as the Riverside County Flood Control District, no specific schedule of implementation is stipulated. Rather, it is proposed that trail development be undertaken as the opportunity allows.

CITY OF CORONA

COMMUNITY DESIGN AND SCENIC HIGHWAYS ELEMENT OF THE GENERAL PLAN

COMMUNITY DESIGN & SCENIC HIGHWAYS
GOALS & OBJECTIVES

I. COMMUNITY DESIGN

1. Goal

- To develop a City that is visually attractive, efficiently and effectively organized, and understandable both functionally and psychologically.

2. Objectives

- To reinforce a system of city corridors, areas of interest, and entry points that serve to identify and distinguish Corona.

- To establish a design review process with guidelines that provide a mechanism for evaluating development proposals in relation to General Plan recommendations.

II. SCENIC HIGHWAYS

1. Goal

- To preserve and enhance the visual aspects of the City's circulation system for scenic purposes.

2. Objectives

- To designate scenic highways in accordance with established criteria.

- To develop controls to preserve existing significant visual aspects from future disruption.

- To require developers within areas which impact the visual character of a scenic highway or corridor to address through structural design, site planning, structural placement and landscape design, treatments which will enhance the corridor's image.

- To maintain scenic highways and community identity in accordance with City standards.

- To prevent modifications which adversely affect aesthetic resources.

COMMUNITY DESIGN AND SCENIC HIGHWAYS

The Community, Design and Scenic Highways Element characterizes the physical appearance of Corona and provides for establishment of highways and corridors for scenic purposes. The Element includes the Community Design Framework which identifies the physical characteristics of the City, and the Scenic Highways Plan that describes the characteristics of urban and rural scenic highways and recommends scenic corridors in the City.

7.1 COMMUNITY DESIGN FRAMEWORK

A. Areas of Analysis

The visual image of Corona is dominated by major natural features including the steep slopes of the Santa Ana Mountains and the Prado Basin. Also, man-made features such as the Riverside Freeway, major highways, significant structures and clusters of structures influence the character of the City's image.

Taken together, these features define the community, and a person's understanding f the City's physical pattern is derived from the organization and structure of these features. Elements important to this understanding include identification of:

1. Districts: Areas of similar character due to their terrain, land use, functional or social homogeneity.

2. Vistas: Scenes that are associated with particular vantage points which institute the visual image of the City.

3. Activity Centers: Structures or areas that focus the attention to a single place -- generally a significant structure, structural groping or open area, or Village Core. These are special features which are known throughout the City and/or district in which they are located.

4. Corridors and Pathways: The roadways and pedestrian paths that link focal points with districts and districts with other districts. In Corona, the view of land and development adjacent to the City's roadways is a major component of the City's image.

5. Edge Areas: Edges are linear breaks in continuity between various portions of the City. In Corona, the major edges are the steep slopes surrounding the southern boundary of the City, agricultural areas and Freeway 91 and I-15 passing through the City. Other edges include the water courses, flood control channels, the railroad tracks, and changes in the land use pattern, windrows which can be introduced to provide transitions in the land use pattern.

6. Entry and Approach Areas: These areas represent the user's initial contact point with Corona. As such, they provide the first impression of image, community pride and quality.

B. Conceptual Community Design Framework

The Conceptual Community Design Framework is a composite of the various networks and systems indicated in Item 7.1.(A). Major aspects o the Conceptual Community Design include:

1. Districts: The City's seven districts are illustrated in Figure 7-1. They are:

   a. The Circle: This area is the oldest portion of Corona. Its distinctive elements include the Central Business District, Grand Boulevard and a number of residences built prior to the turn of the century. Corona derives much of its community image from the physical characteristics of this district. The community design framework recommends that the Circle be viewed as an urban village surrounding the Central Business District. Conceptual structuring elements for the urban village are illustrated in Figures 7-2 and 7-3.

   b. The South Central: This area south of the Riverside Freeway extends to Ontario Avenue. The area includes the majority of Corona's housing stock and has been developed at generally uniform single family densities. Focal points within the district include public spaces associated with parks and school grounds.

c. Ontario South: This area, located south of Ontario Avenue, *is devoted largely to agricultural uses*, has been historically devoted to agricultural uses but has been master planned for transition to urban uses developed in a village concept. Distinctive elements in the district are the windbreaks and *the backdrop of open space created by the gradual rise to the south.* the Cleveland National Forest to the south.

As portions of this area develop, efforts should be made to integrate mature Eucalyptus and Palms into proposed plans, and to introduce new linear windbreaks that parallel the generally east-west running contours at various elevations stepping up the slope to the south.



GENERAL PLAN FIGURE 7-1

Design Districts

1. CIRCLE DISTRICT
2. SOUTH CENTRAL DISTRICT
3. ONTARIO SOUTH
4. UPPER DISTRICT
5. PRADO BASIN
6. NORTHERN INDUSTRIAL DISTRICT
7. NORTHERN RESIDENTIAL DISTRICT

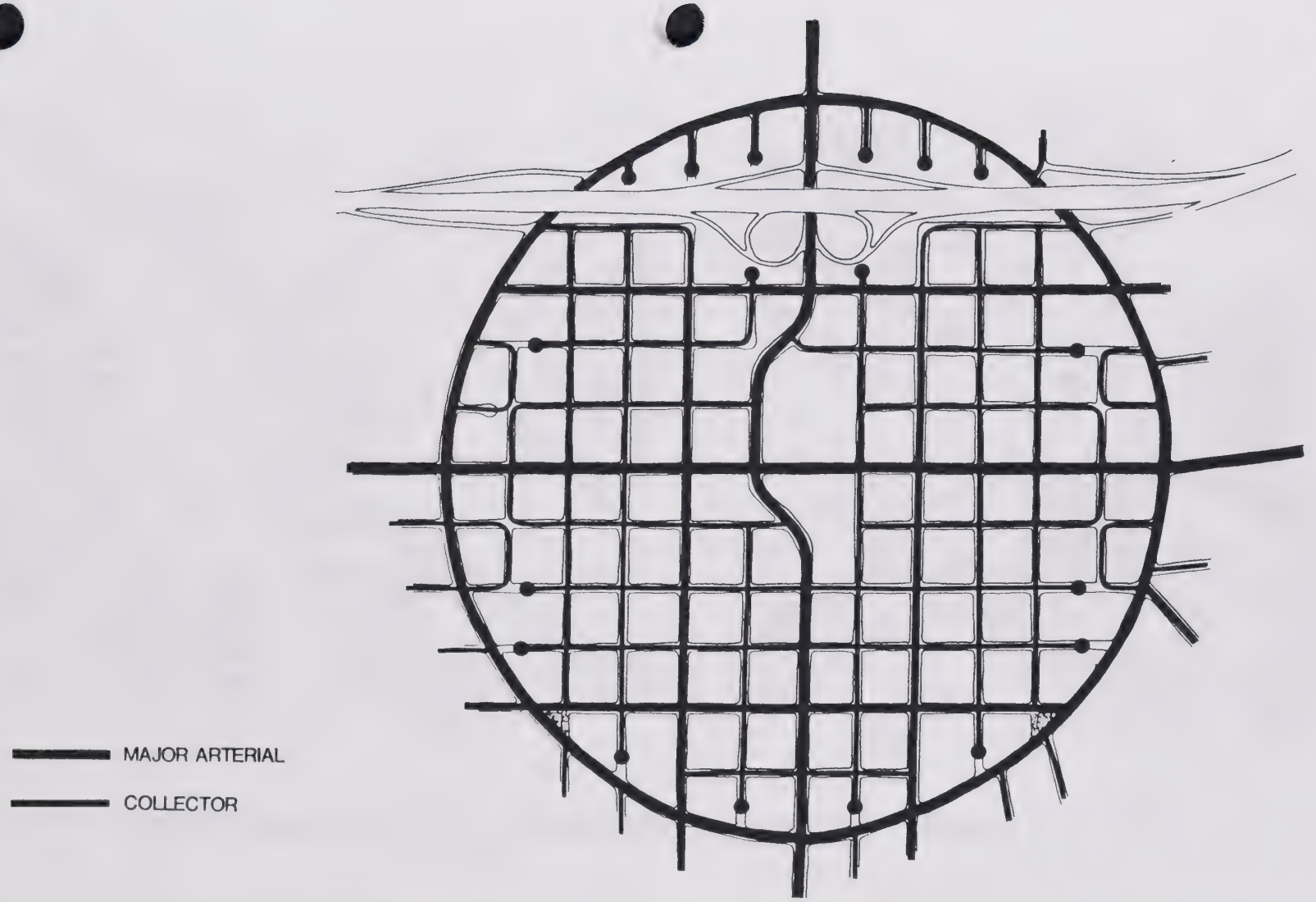


FIGURE 7-2

CORONA GENERAL PLAN

THE CIRCLE DISTRICT CONCEPTUAL STRUCTURE

WILSEY & HAM

north

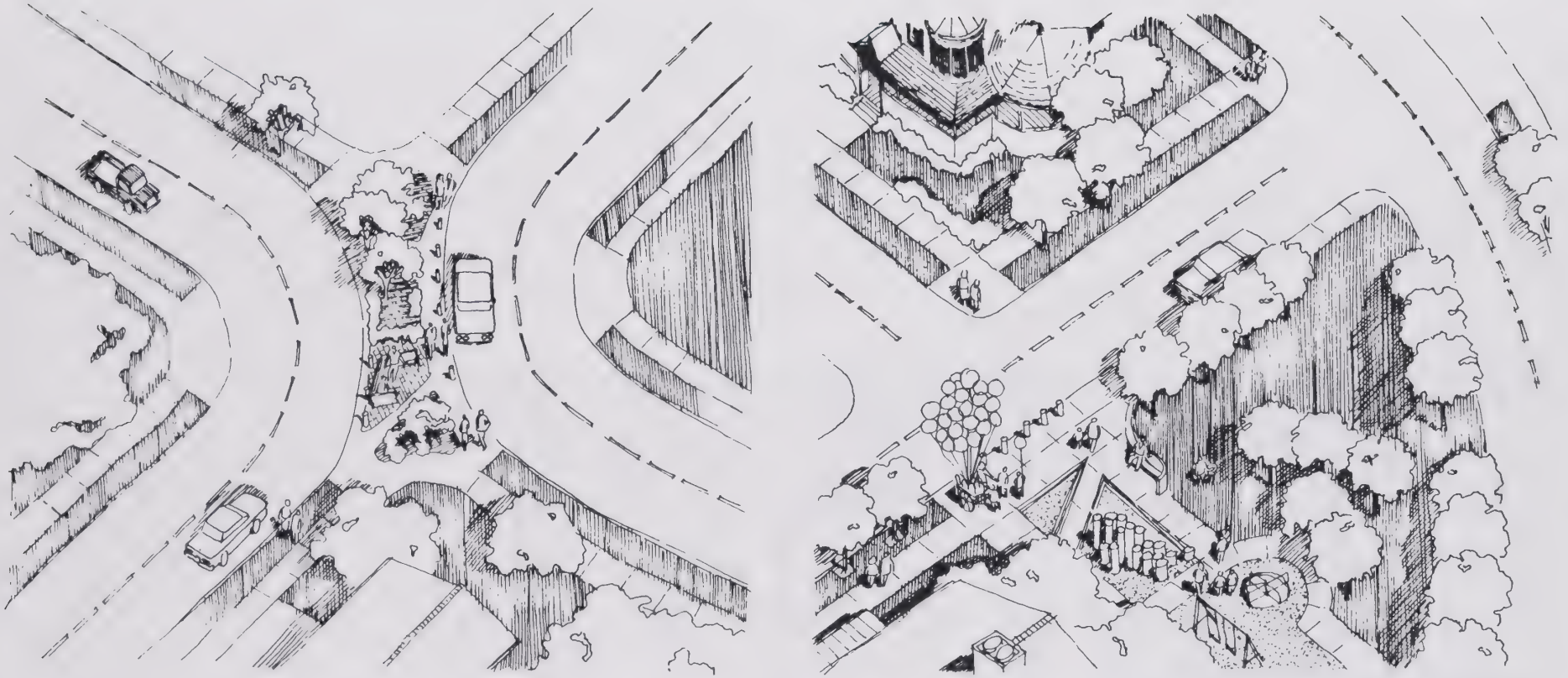


FIGURE 7-3

CONCEPTUAL STRUCTURING ELEMENTS / CIRCLE DISTRICT

One feature included in the Conceptual Structure of the Circle District and the urban village surrounding the Central Business District is a reduction in through traffic on residential streets. The traffic diverter illustrated above can completely alter a traffic path and create continuous pedestrian movement by the simple addition of curbing and landscaping.

By providing a Conceptual Structure to the Circle District that encourages the use of collector and major highways for access and through traffic, existing park space can be expanded through the addition of trees and benches in areas once required for street purposes.

d. The Upper District: Extending south from Upper Drive, this area provides a transition between the Cleveland National Forest and the residential areas to the south. The area is not proposed for urban development until late in the planning period. Thus, more intense residential village areas to the north. This area is intended for less intensive residential development combined with recreational/resort type uses which may create significant open space features in and of themselves. Significant view potentials over the balance of the City and the entire Prado Basin are available in this area and should be capitalized on in future development. This area will continue to form an important transition between the steep slopes of the Santa Ana Mountains and the urbanizing South Central and Ontario South Districts.

e. Northern Industrial: This district is comprised of mixture of industrial fabrication, assembly and distribution uses. Focal points include the Sunkist Plant, the Santa Fe Depot, and the modern industrial park type development in the northwest. If this area is to become an attractive industrial center of significant value, attention must be placed on quality property development standards which include underground utilities, significant landscaping, screened open storage and adequate setbacks.

f. The Basin: This area includes the Prado Flood Control Basin. Key elements in the area are Butterfield Stage Park, the Prado Dam structure and the indigenous vegetation associated with the basin floor.

g. The Northern Residential Districts: These areas border the basin in the northwest and Riverside in the northeast. Portions of the area include steep slopes accenting the residential areas. These slopes should be retained through limitations on residential density and terrain disruption.

2. Vistas: Vistas, when taken together, form the visual image of the City. As indicated in Figure 7-4, vistas in Corona are associated with natural features that dominate the approach to the City and the skyline. also, the visual features of Grand Boulevard provide unique vistas that characterize the City. Significant vistas recommended for protection in the Conceptual Community Design Framework are:

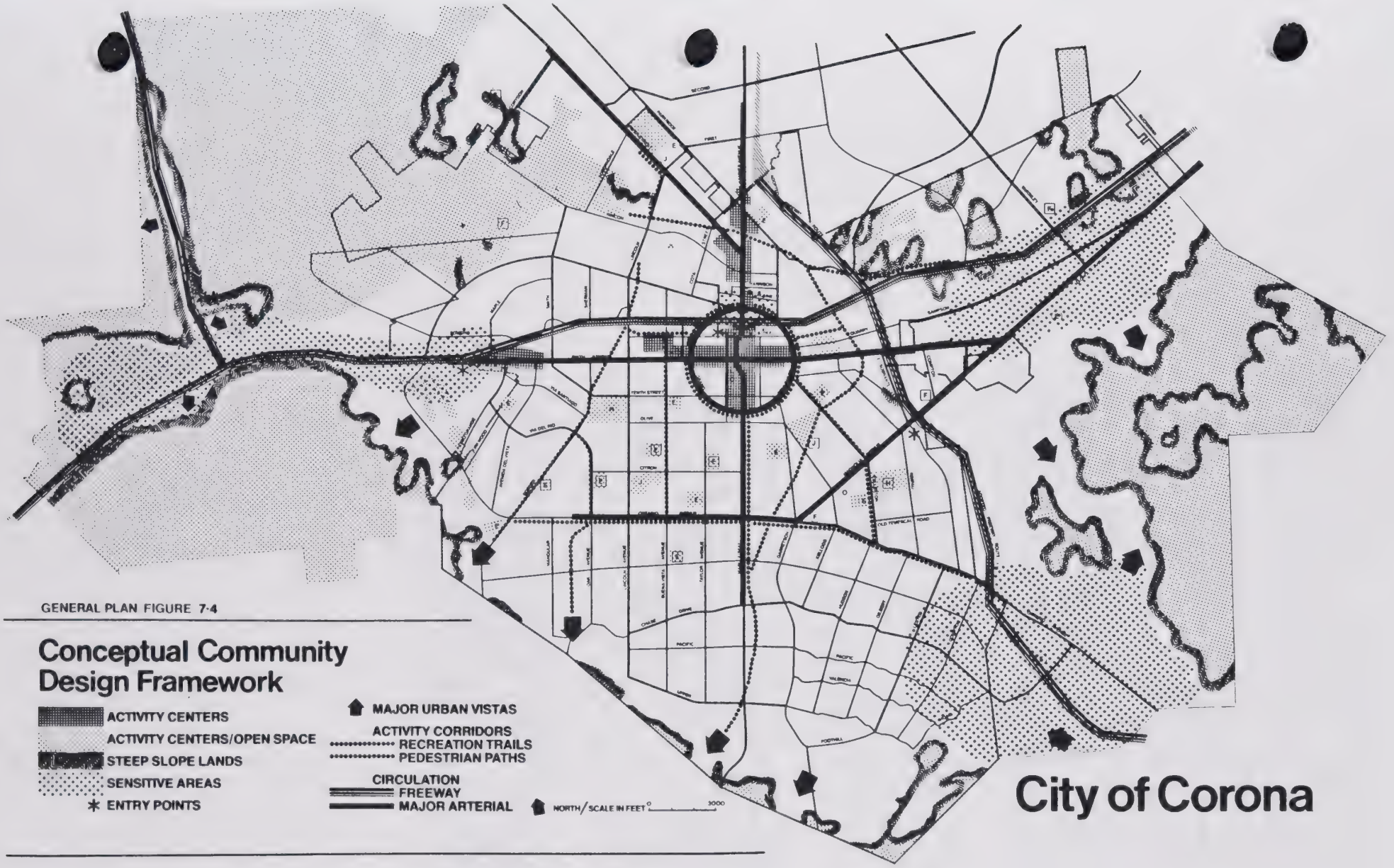
a. The Prado Basin views from Highway 71 which encompass the basin on the east and canyon areas on the west;

b. The views south to the Santa Ana Mountains from the Highway 71/Riverside Freeway interchange;

c. The southern view of the foothills from major north-south streets south of Ontario Avenue; and <u>linear windrows south of Ontario Avenue from major north-south streets; and</u>

<u>d. The Prado Basin views from the higher elevations southerly of Ontario Avenue which encompass panoramic views to the north and the San Gabriel Mountains.</u>

~~d.~~ <u>e. Grand Boulevard.</u>


GENERAL PLAN FIGURE 7-4
Conceptual Community Design Framework
ACTIVITY CENTERS
ACTIVITY CENTERS/OPEN SPACE
STEEP SLOPE LANDS
SENSITIVE AREAS
ENTRY POINTS
MAJOR URBAN VISTAS
ACTIVITY CORRIDORS
RECREATION TRAILS
PEDESTRIAN PATHS
CIRCULATION
FREEWAY
MAJOR ARTERIAL
NORTH/SCALE IN FEET
0
3000
City of Corona

3. Activity Centers: Strategic points within the City where clustering of civic, governmental, shopping and other activities occur are defined as Activity Centers. In Corona, Activity Centers are located throughout the City and include the Central business District and its related commercial areas. Other areas or structures that serve to structure community activity include the Civic Center, City parks, school grounds, and the City's hospitals, and the village cores south of Ontario Avenue.

4. Corridors and Pathways: Roads, pedestrian walkways and other channels of movement serve to connect districts to other districts and districts to activity centers. For many, the image of Corona is defined by the view of land and development adjacent to these corridors.

   In Corona, the major corridors are the freeways, including their ramps and bridges. Secondary paths connecting the various districts include: Main Street, Sixth Street, and Grand Boulevard, and Magnolia Avenue. The Scenic Highway Plan composes the other elements of the existing network and is illustrated in Figure 7-7.

   The Conceptual Community Design Framework recommends development of specialized landscape treatments along the various streets connecting activity centers and the designated Scenic Highways. Other elements of the corridor system recommended for detail analysis include multiple use of the major drainage channels to create a system of north-south pathways from the foothills of the Cleveland National Forest to Butterfield Stage Park (see Figure 7-5).

   Also a part of this corridor system are the pedestrian/bike trails which connect the village cores and utilize the linear windrows in the area south of Ontario Avenue. These trails serve to connect activity centers as well as providing a linkage into the Cleveland National Forest open space area.

5. Entry and Approach Areas: The major approach areas to Corona are illustrated in Figure 7-4. These areas provide the initial impression and image of the City from the major arterials and their development should be carefully monitored to insure quality improvement in conformance with applicable property development standards.

C. Methods of Emphasis

The Conceptual Community Design Framework includes the basic structure for a distinctive community. To carry this structure through, the City must be in a position to reinforce the positive aspects of the framework. Methods of emphasis include:

1. Design overlay zones: Areas surrounding major activity centers such as the Civic Center, Corona Mall and City Park can be developed with compatible architectural styles, materials, signing and detail through use of design overlay zones. An example of areas within the City where design overlay zones may apply are shown in Figure 7-6.

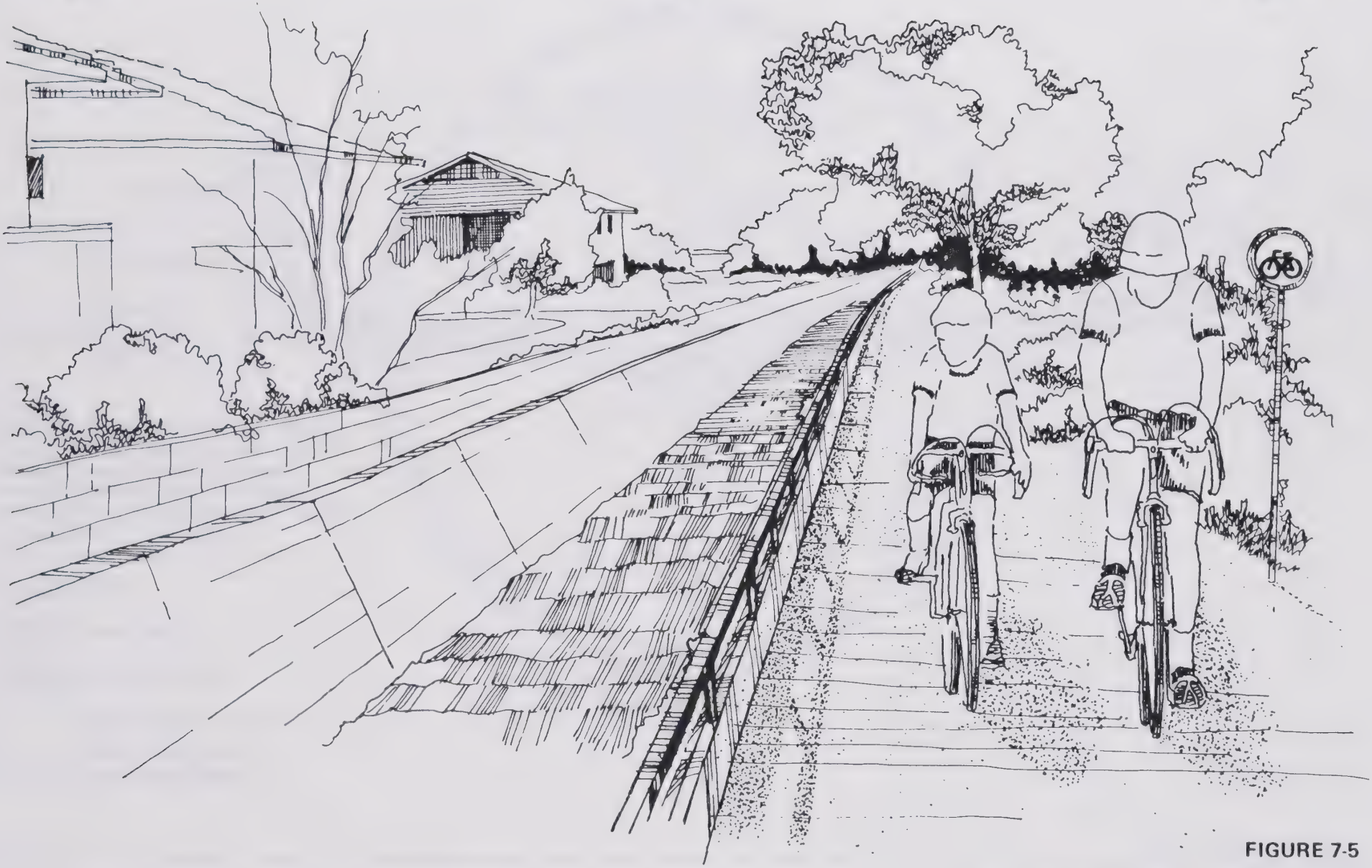


FIGURE 7-5

FLOOD CONTROL CHANNEL - MULTIPLE USE

The Conceptual Design Structure recommends that the multiple use of flood control channel rights-of-way be investigated to determine the practicality of their use for linear parks and pedestrian paths connecting the northern and southern portions of the City.

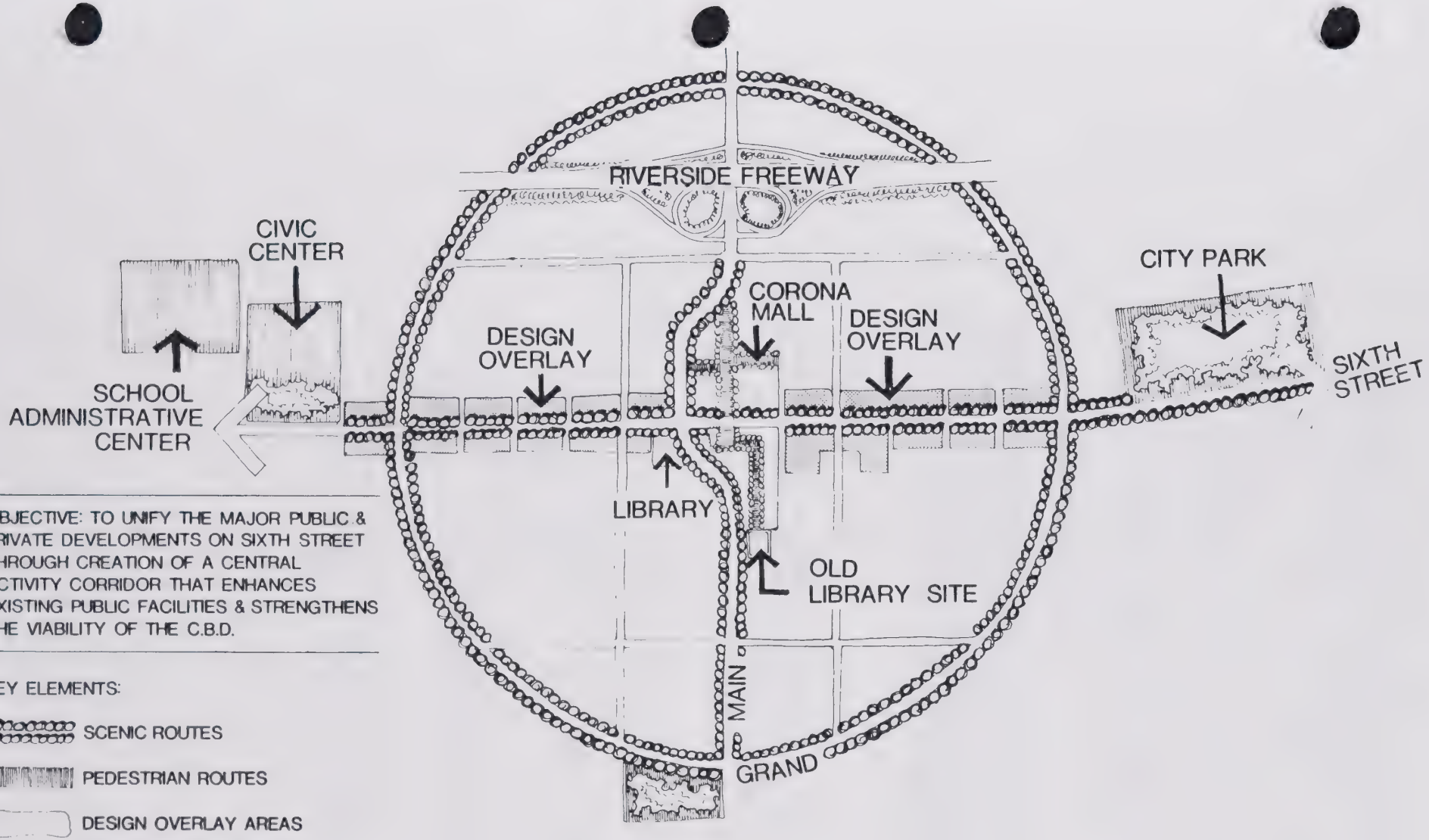


FIGURE 7-6

CORONA GENERAL PLAN

THE SIXTH STREET CORRIDOR

WILSEY & HAM

north

Within these areas there are significant private structures and/or public investments that should be protected from distracting signs, architectural styles and structural placement.

2. Landscape and Streetscape Programs for major arterials.

3. Preservation of natural *landscape* windrow features in the areas south of Ontario.

4. Use of Planned Unit Development Zones to encourage a diversity in residential design.

D. MAJOR UNDEVELOPED AREAS.

Master Planning of major undeveloped areas should include community design plans that provide for neighborhood identification, preservation of natural features and other overall design themes. The intent is to create a sense of community cohesiveness through design features.

7.2 SCENIC HIGHWAYS PLAN

The purpose of the Scenic Highways Plan is to provide for the establishment, development and protection of the City's highways and corridors for scenic purposes.

A. Definitions

The following terms are used in the Scenic Highways Plan:

1. Scenic Corridor: The visible land area outside the highway right-of-way generally described as the view from the road.

2. Rural Designated Scenic Highway: A route that traverses a defined corridor within which natural scenic resources and aesthetic values are protected and enhanced.

3. Urban Designated Scenic Highways: A route that traverses a defined visual corridor which offers an unhindered view of attractive urban scenes.

B. Unique Functions of a Scenic Highway

1. Vistas and view for enjoyment of highway users;

2. Visual relief from intense urban development;

3. Connection between Activity Centers such as the central business district, schools, and parks;

4. Community identification and accents to entrance ways and special areas of importance in the City.

C. Evaluation of Scenic Highways and Corridors

1. Criteria for Designation of Scenic Resources: The scenic highway encompasses two elements: First, the highway and its right-of-way; second, the lateral areas extending outward from the scenic highway's right-of-way that complete the visual appearance associated with the highway. The designation of Scenic Highways in Corona is based on the following criteria:

   a. The highway provides an opportunity for the enjoyment of scenic beauty through natural, cultural, and historical resources;

   b. The highway is an entrance to the City and possesses significant scenic value;

   c. The highway may connect scenic resources;

   d. The highway is designed to safely accommodate traffic.

2. Analysis of Scenic Resources: The City of Corona encompasses a variety of natural and man-made physical features. The central core of the City is developed and urbanized. In contrast, the perimeters of the City remain open.

   Topographically, Corona is situated on a gently sloping alluvial plain extending from the Cleveland National Forest north to the Santa Ana River. Adjacent to this area is the Prado Flood Control Basin. The City is surrounded by several mountain ranges including La Sierra Hills, Santa Ana Mountains, and the Chino Hills. These mountain ranges provide the primary backdrop to the local views and vistas.

   A unique man-made feature within the City is the tree-lined circular Grand Boulevard.

   Other scenic resources seen from City roads include Activity Centers identified in the Conceptual Community Design Framework. These activity centers include: public facilities; cultural facilities; central business district; streets with ornamental landscaping, decorative street treatment, or landscaped medians; private residences; open space and agricultural areas; and areas containing mature or indigenous vegetation.

D. Designation of Scenic Highways

Designated Scenic Highways are illustrated in Figure 7-7. They include:

1. Grand Boulevard Circle,

2. Main Street from Third Street to the Southerly Terminus,

3. Ontario Avenue from Mangular Avenue to State Street;

4. Chase Drive from Mangular Avenue to State Street;

5. 4. Magnolia Avenue from Garretson and Ontario Avenues to Rimpau Avenue.

Implementation of the Scenic Highways Plan will involve development of legislative and administrative techniques centered on the following:

1. Designation of Scenic Highways as an open space use within the open space zoning ordinance to preserve scenic rights-of-way and easements.

2. Maintenance of special features of the City's scenic highway system through the City's street maintenance programs.

3. Periodic review and evaluation of established scenic highways and potential scenic resources for Scenic Highway Plan revision.



GENERAL PLAN FIGURE 7-7

Scenic Highways

CITY OF CORONA

NOISE ELEMENT
OF THE
GENERAL PLAN

NOISE ELEMENT
FOR THE
CITY OF CORONA

APPROVED NOVEMBER 7, 1990
CITY COUNCIL RESOLUTION #90-167

Prepared by
Mestre Greve Associates

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CORONA GENERAL PLAN
NOISE ELEMENT

The Noise Element of a General Plan is a comprehensive program for including noise control in the planning process. It is a tool for local planners to use to achieve and maintain compatible land use with environmental noise levels. The Noise Element identifies noise sensitive land uses and noise sources, and defines areas of noise impact for the purpose of developing programs to insure that Corona residents will be protected from excessive noise intrusion.

The Noise Element follows the recently revised State guidelines in the State Government Code Section 653021(g) and Section 46050.1 of the Health and Safety Code. The element quantifies the community noise environment in terms of noise exposure contours for both near and long-term levels of growth and traffic activity. The information contained in this document provides the framework to achieve compatible land uses and provide baseline levels and noise source identification for local noise ordinance enforcement.

The Element is divided into seven sections and an Appendix. Included in the Element is a glossary that defines a number of key terms used in noise assessments. The Noise Element is organized as follows:

1. ***INTRODUCTION*** presents the noise issues in the City that are to be addressed within the Noise Element.

2. ***FINDINGS*** section summarizes the noise environment and the implementation programs to minimize noise and land use conflicts.

3. ***INVENTORY OF CURRENT AND FORECAST CONDITIONS*** describes the existing and future noise levels in the City.

4. ***GOAL STATEMENT*** defines the goals of the Noise Element.

5. ***POLICIES AND IMPLEMENTATION*** defines and summarizes the policies and programs to be implemented by the City to achieve the goals of the Element.

6. ***GLOSSARY*** defines noise terminology used in the Element.

TECHNICAL APPENDIX contains background information on noise, health effects of noise, methodology, measurement and modeling results, and bibliography.

1.0 INTRODUCTION

Within the City of Corona are a number of transportation related noise sources including freeways and major and minor arterials. The freeways include the Riverside Freeway (State Route 91) and the Corona Freeway (Interstate 15). The Riverside Freeway will be widened in the future. Heavily traveled railroads exist within the City boundaries as does a municipal airport. These are some of the contributors of noise in Corona. Cost effective strategies to reduce their influence on the community noise environment are an essential part of the Noise Element.

Information relative to the existing and forecast noise environment within Corona should be integrated into future land use planning decisions. The Element presents the noise environment in order that the City may include noise impact considerations in development programs.

Residential land uses and areas identified as noise sensitive must be protected from excessive noise from transportation and non-transportation noise sources. The impacts of non-transportation noises are most effectively controlled through the enforcement and application of the City's Noise Ordinance.

2.0 FINDINGS

The predominate noise sources in Corona, as in most other communities, are mobile noise sources including motor vehicles and aircraft. Two freeways and a number of arterials expose the City to significant noise levels, particularly in those areas directly adjacent to these sources. The freeways in the City are State Route 91 and Interstate 15. The major roadways in the City, currently or in the future, include: Auburndale Street, Avenida del Vista, Border Avenue, Cota Street, Cresta Road, Foothill Parkway, Fullerton Avenue, Garretson Avenue, Grand Boulevard, Harrison Street, Joy Street, Kellogg Avenue, Lincoln Avenue, Magnolia Avenue, Main Street, Maple Street, McKinley Street, Ontario Avenue, Parkridge Avenue, Promenade Avenue, Railroad Street, Rimpau Avenue, Rincon Street, River Road, Sampson Avenue, Smith Avenue, Yuma Drive, and 6th Street. In addition, the City of Corona contains a general aviation airport and an often used Atchison Topeka & Santa Fe railroad traverses the City. To a lesser degree, the City is also exposed to noise emanating from sources such as industrial, commercial, construction and human activities.

Noise affects all types of land uses and activities, although some land uses are more sensitive to high noise levels than others. Land uses in Corona identified as noise sensitive include residences of all type, hospitals, rest homes, convalescent hospitals, churches and schools. The most highly impacted areas in Corona are the residences located adjacent to the 91 freeway, especially where the freeway is elevated above the adjacent land uses. An elevated noise source is much harder to mitigate than one that is at or below the grade of the adjacent land uses unless (as in the case of an elevated roadway) a noise barrier is constructed at the top of slope (i.e. at the edge of the elevated roadway).

It is easily seen that many residential areas in the City are presently exposed to a significant amount of roadway noise. The number of homes exposed to roadway noise in the future will increase due to current and future residential construction adjacent to the SR-91 and I-15 freeways, to increases in traffic volumes traveling on those freeways and also to the widening of SR-91. Attention should be paid to the mitigation of the homes presently exposed to noise considered excessive by the City of Corona as well as the future areas and projects that will be exposed to similar noise levels.

The noise environment for Corona can be described using noise contours developed for the major noise sources within the City. The contour maps, developed for existing (1989) conditions and 20 year forecast conditions (2010), are reproduced in Figures 1 and 2 respectively. The 60 dB CNEL contour levels

are shown on these maps. The 60 dB CNEL contour represents the Noise Referral Zone in which any proposed noise sensitive land use should be evaluated on a project specific basis and may require mitigation to meet City or State (Title 24) standards.The 65 CNEL contour represents the level for which any new residential land uses will require mitigation in order to comply with local noise standards.

A Master Plan was completed for the Corona Municipal Airport in 1977 and was updated in 1985 and 1987. The information in this paragraph is taken from these documents. Noise contours for the Corona Municipal Airport are shown in Figure 3. Note, however, that these contours are taken from the Master Plan that was completed in 1977. At that time, the airport planners intended to project the noise impact of the airport for 1982, 1987 and 1997. The number of yearly operations that were assumed for the projected contours are far greater than the airport actually experienced in 1982 and 1987. Also, the 1997 contours assume that an additional runway will be constructed by that time. The contours shown in Figure 3 are based upon 1977 operations (181,800 operations). The number of 1989 operations is not known because the airport has no tower to log operations data. The 1987 update to the Master Plan indicates that 158,666 operations occurred at the airport in 1987, but this number apparently does not include helicopter operations. The 1977 contours are shown in this report because they are the closest in terms of yearly operations to what the airport experiences today. The 1982 and 1987 contours are not shown because they are based upon projected data that has proved to be incorrect.

It is recommended that a comprehensive study be undertaken for the Corona Municipal Airport in the future. Such a study would determine the actual number of current operations (including helicopters) taking place at the airport as well as provide a basis for predicting future operations and contours.

The sources of noise in Corona can be divided into two basic categories, transportation sources and non-transportation sources. A local government has little direct control of transportation noise at the source. State and Federal agencies have the responsibility to control the noise from the source, such as vehicle noise emission levels. The most effective method available to the City to mitigate transportation noise and reduce the impact of the noise onto the community is through the construction of noise barriers and by site design review.

Mitigation through the design and construction of a noise barrier (wall, berm, or combination wall/berm) is the most common way of alleviating traffic noise impacts. Figure 4 illustrates how a noise barrier effect occurs. The effect of a

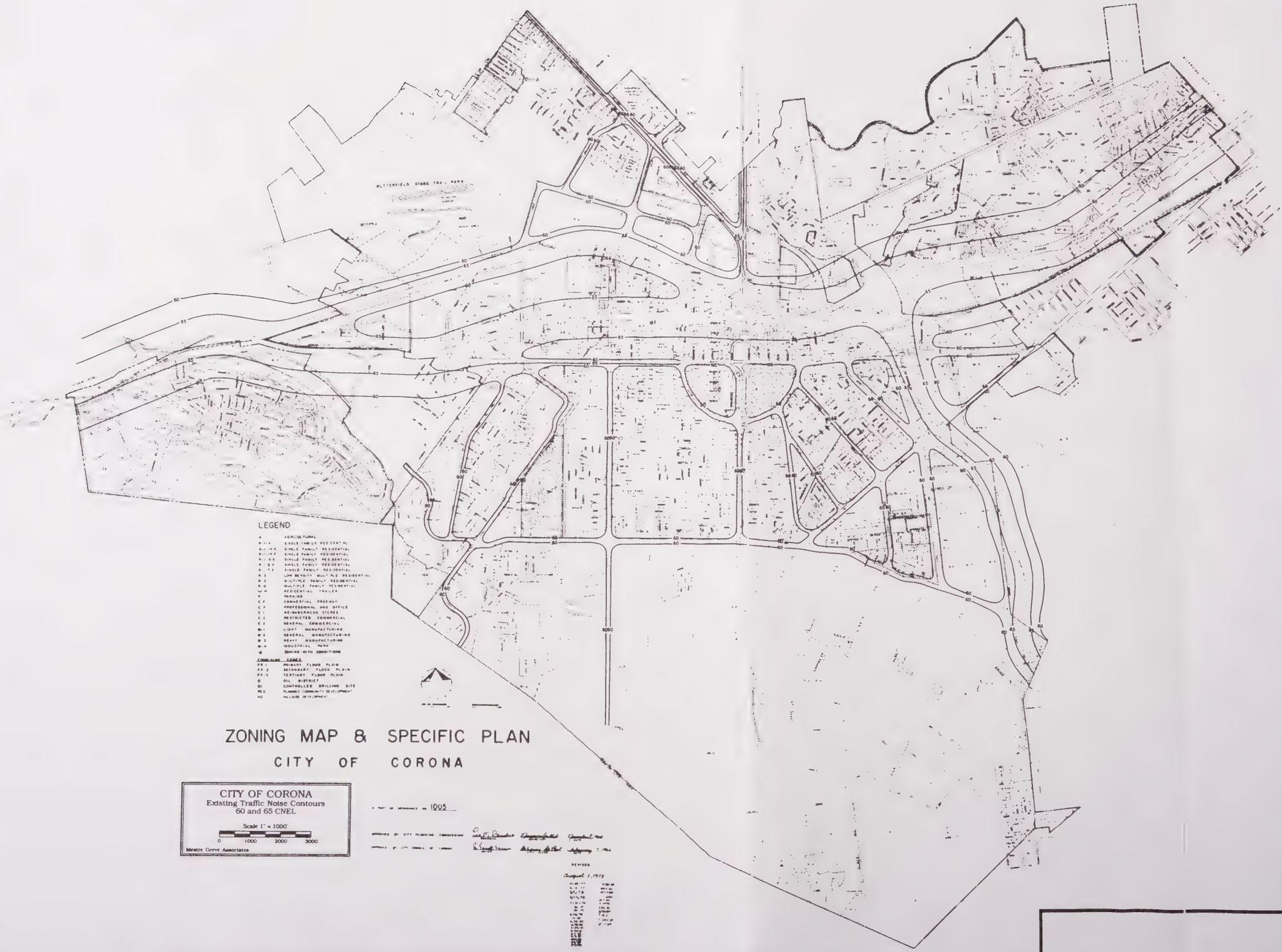


Figure 1

Existing Roadway Noise Contours

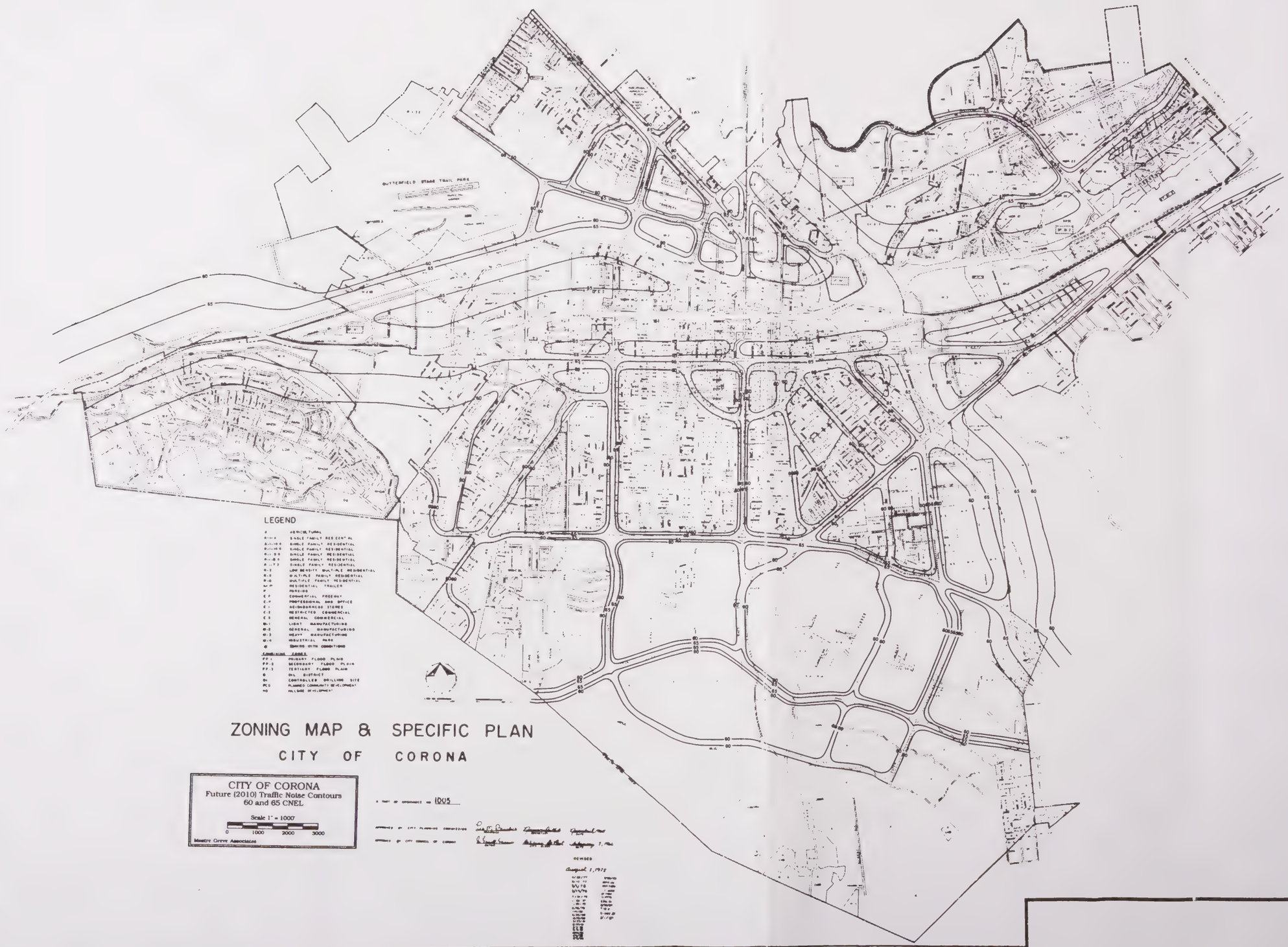


Figure 2

Future Roadway Noise Contours

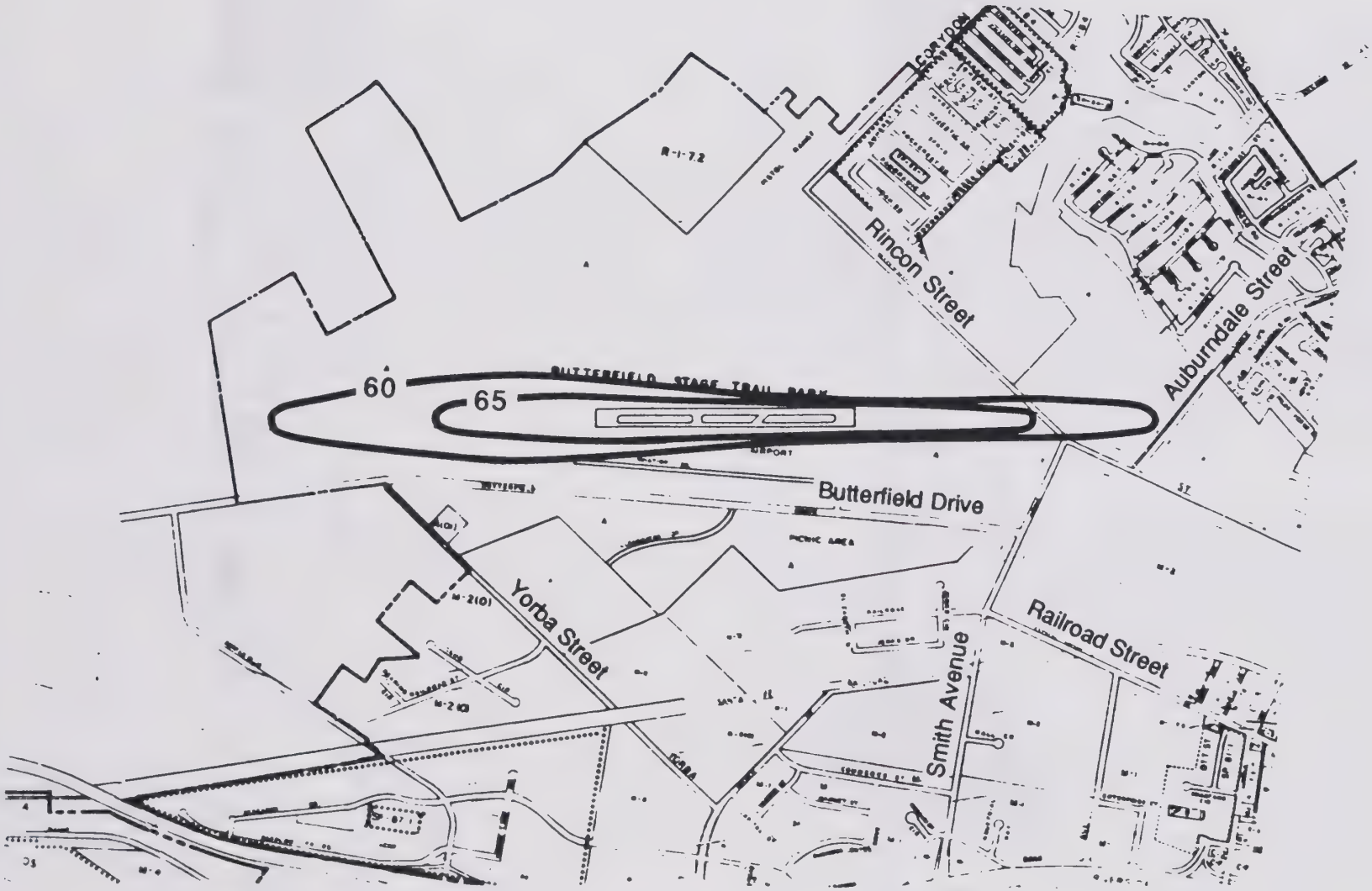
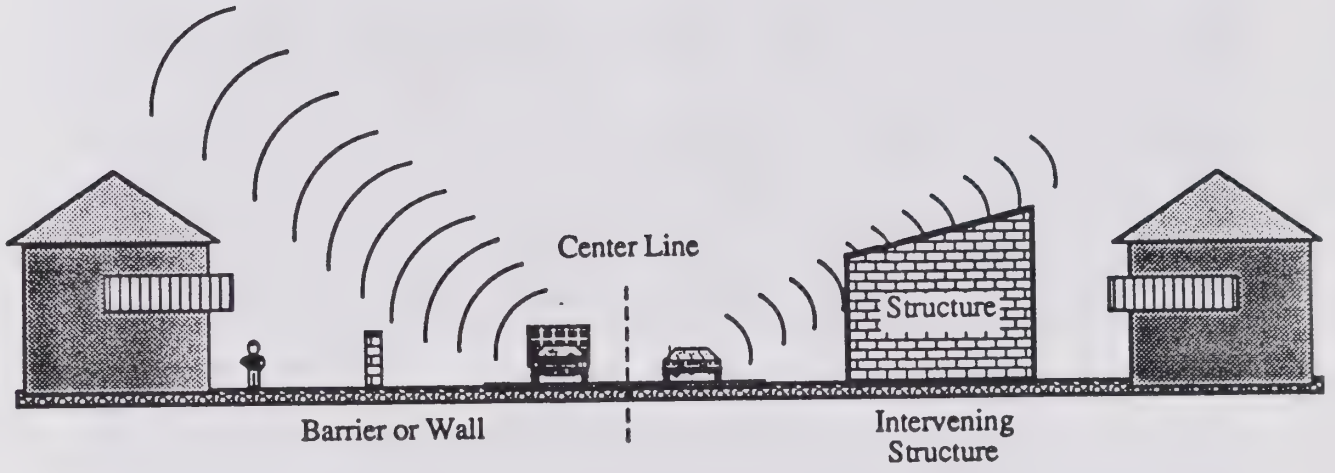


Figure 3

Corona Municipal Airport CNEL Contours - Year 1977

MESTRE GREVE ASSOCIATES



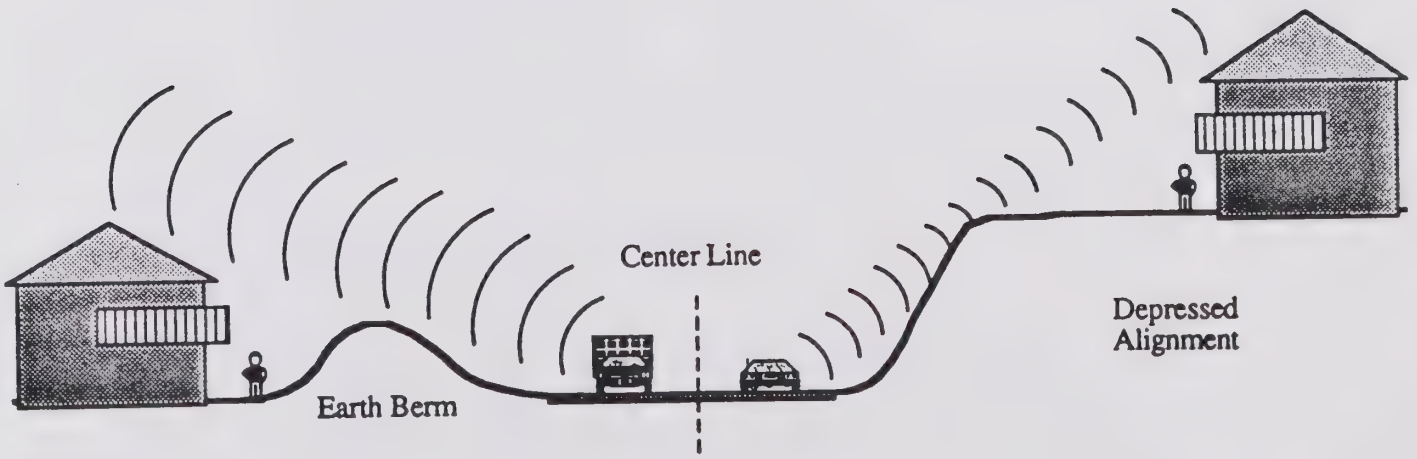


Figure 4

Noise Barrier Effect Illustration

noise barrier is critically dependent on the geometry between the noise source and the receiver. A noise barrier effect occurs when the "line of sight" between the source and receiver is penetrated by the barrier. The greater the penetration, the greater the noise reduction.

Noise concerns should be incorporated into land use planning to reduce future noise and land use incompatibilities. This is achieved by establishing standards and criteria that specify acceptable limits of noise for various land uses throughout the City. These criteria are designed to integrate noise considerations into land use planning to prevent noise/land use conflicts. Table 1 presents criteria used to assess the compatibility of proposed land uses with the noise environment. These criteria are the basis for the development of specific Noise Standards. These standards, shown in Table 2, present the City policies related to land uses and acceptable noise levels. These tables are the primary tools which allow the City to ensure integrated planning for compatibility between land uses and outdoor noise.

The most effective method to control community noise impacts from non-transportation noise sources is through application of the Community Noise Ordinance. The Noise Ordinance is designed to protect quiet residential areas from stationary noise sources. The noise levels encouraged by the ordinance are typical of a quiet residential area.

Table 1
LAND USE NOISE COMPATIBILITY MATRIX

LAND USE CATEGORIES		COMMUNITY NOISE EQUIVALENT LEVEL CNEL						
CATEGORIES	USES	≤55	60	65	70	75	80≥	
RESIDENTIAL	Single Family, Duplex	A	A	B	B	D	D	D
	Multiple Family	A	A	B	B	C	D	D
RESIDENTIAL	Mobile Home	A	A	B	C	C	D	D
COMMERCIAL Regional, District	Hotel, Motel, Transient Lodging	A	A	B	B	C	C	D
COMMERCIAL Regional, Village District, Special	Commercial Retail, Bank Restaurant, Movie Theatre	A	A	A	A	B	B	C
COMMERCIAL OFFICE INSTITUTIONAL	Office Building, Research and Development, Professional Offices, City Office Building	A	A	A	B	B	C	D
COMMERCIAL Recreation INSTITUTIONAL Civic Center	Amphitheatre, Concert Hall Auditorium, Meeting Hall	B	B	C	C	D	D	D
COMMERCIAL Recreation	Childrens Amusement Park, Miniature Golf Course, Go-cart Track, Equestrian Center, Sports Club	A	A	A	B	B	D	D
COMMERCIAL General, Special INDUSTRIAL,INSTITUTIONAL	Automobile Service Station, Auto Dealership, Manufacturing, Warehousing, Wholesale, Utilities	A	A	A	A	B	B	B
INSTITUTIONAL General	Hospital, Church, Library Schools' Classroom	A	A	B	C	C	D	D
OPEN SPACE	Parks	A	A	A	B	C	D	D
OPEN SPACE	Golf Course, Cemetaries, Nature CentersWildlife Reserves, Wildlife Habitat	A	A	A	A	B	C	C
AGRICULTURE	Agriculture	A	A	A	A	A	A	A

INTERPRETATION

ZONE A
CLEARLY COMPATIBLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.

ZONE B
NORMALLY COMPATIBLE

New construction or development should be undertaken only after detailed analysis of the noise reduction requirements are made and needed noise insulation features in the design are determined. Conventional construction, with closed windows and fresh air supply systems or air conditioning, will normally suffice. Note that residential uses are prohibited with airport CNEL greater than 65.

ZONE C
NORMALLY INCOMPATIBLE

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in the design.

ZONE D
CLEARLY INCOMPATIBLE

New construction or development should generally not be undertaken.

Table 2
INTERIOR AND EXTERIOR NOISE STANDARDS

LAND USE CATEGORIES		ENERGY AVERAGE CNEL	
CATEGORIES	USES	INTERIOR [1]	EXTERIOR [2]
RESIDENTIAL	Single Family, Duplex, Multiple Family	45 [3]	65
	Mobile Home	na	65 [4]
COMMERCIAL INDUSTRIAL INSTITUTIONAL	Hotel, Motel, Transient Lodging	45	65 [5]
	Commercial Retail, Bank Restaurant	55	na
	Office Building, Research and Development, Professional Offices, City Office Building	50	na
	Amphitheatre, Concert Hall Auditorium, Meeting Hall	45	na
	Gymnasium (Multipurpose)	50	na
	Sports Club	55	na
	Manufacturing, Warehousing, Wholesale, Utilities	65	na
	Movie Theatres	45	na
INSTITUTIONAL	Hospital, Schools' classroom	45	65
	Church, Library	45	na
OPEN SPACE	Parks	na	65

INTERPRETATION

1. Indoor environment excluding: Bathrooms, toilets, closets, corridors.
2. Outdoor environment limited to:
   - Private yard of single family
   - Multi-family private patio or balcony which is served by a means of exit from inside.
   - Mobile home Park
   - Hospital patio
   - Park's picnic area
   - School's playground
   - Hotel and motel recreation area
3. Noise level requirement with closed windows. Mechanical ventilating system or other means of natural ventilation shall be provided as of Chapter 12, Section 1205 of UBC.
4. Exterior noise level should be such that interior noise level will not exceed 45 CNEL.
5. Except those areas affected by aircraft noise.

SOURCE: Mestre Greve Associates

3.0 INVENTORY OF CURRENT AND FORECAST CONDITIONS

This section contains a detailed description of the current and projected noise environment within the City. This description of the noise environment is based on an identification of noise sources and noise sensitive land uses, a community noise measurement survey and noise contour maps.

To define the noise exposure, this section of the report first identifies the major sources of noise in the community. The sources of noise in and around Corona include a major freeway, a railroad line, major arterial roadways, a general aviation airport, and industrial and commercial centers. To completely assess the noise environment in the City, noise sensitive receptors must also be identified. As mandated by the state, noise sensitive receptors include, but are not limited to, areas containing schools, hospitals, rest homes, long-term medical or mental care facilities, or any other land use areas deemed noise sensitive by the local jurisdiction.

Based upon the identification of the major noise sources and the location of sensitive receptors, a noise measurement survey was conducted. The function of the survey was threefold. The first function was to determine the existing noise levels at noise sensitive land uses. The second function was to provide empirical data for the correlation and validation of the computer modeled noise environment. A third important aspect of the survey was to obtain an accurate description of the ambient noise levels in various communities throughout the City. The Technical Appendix to this Element provides a complete description of a series of comprehensive noise measurements made throughout Corona.

Noise contours for all of the major noise sources in Corona were developed for existing conditions and future conditions. These contours were determined from the traffic levels for these sources. The contours are expressed in terms of the Community Noise Equivalent Level (CNEL). The existing conditions scenario was derived from 1989 traffic levels and environmental conditions. Future conditions are presented for the 20 year time period of 2010.

3.1 Sources of Noise

The most common sources of noise in urban areas are transportation related noise sources. These include automobiles, trucks, motorcycles and aircraft. Motor vehicle noise is of concern because it is characterized by a high number of

individual events which often create a sustained noise level and by its proximity to areas sensitive to noise exposure. Helicopter and fixed wing aircraft operations, though infrequent, may generate high noise levels that can be disruptive to human activity. Stationary noise sources include industrial and commercial centers such as manufacturing plants, commercial office facilities and shopping centers.

The major and most significant source of noise in the City is the Riverside Freeway.

3.2 Noise Sensitive Receptors

The City of Corona has a number of public and private educational facilities, hospitals, convalescent homes and other facilities that are considered noise sensitive. The primary noise sensitive use within the City is residential use. The distribution of these sensitive uses varies from quiet residential areas to being adjacent to the freeway.

3.3 Community Noise Measurement Survey

The determination of the major noise sources and the identification of noise sensitive receptors provide the basis of developing a community noise survey. Each site was monitored for a minimum of 20 minutes. The results of the survey and the methodology used in the measurements are summarized in the Technical Appendix.

3.4 Community Noise Contours

The noise contours for the City of Corona were presented in Figures 1 and 2 for 1988 and 2010 conditions respectively. The contours are based on the existing and future conditions of traffic volume and other sources of noise in the community. The methodology used for computing the noise contours is presented in the Technical Appendix.

Noise contours represent lines of equal noise exposure, just as the contour lines on a topographic map are lines of equal elevation. The contours shown on the maps are the 60 dB CNEL noise level. The noise contours presented should be used as a guide for land use planning. The 60 dB CNEL contour defines the Noise Referral Zone. This is the noise level for which noise considerations

should be included when making land use policy decisions. The 65 dB CNEL contour describes the area for which new noise sensitive developments will be permitted only if appropriate mitigation measures are included such that the standards contained in this Element are achieved. No new residential development should be permitted inside the aircraft-generated 65 CNEL contour. The reason for this restriction inside aircraft-generated 65 CNEL contours is that there is no practical way to mitigate against aircraft noise in an exterior living area, while it is possible and practical to mitigate against ground-based traffic noise.

The contours presented in this report are a graphic representation of the noise environment. These distances to contour values are also shown in table format in the Technical Appendix. Topography and intervening buildings or barriers have a very complex effect on noise travel, and therefore, on noise contours.

3.5 Summary of Noise Exposure

Mestre Greve Associates stated earlier in this document that the noise sources in The City of Corona could be divided into two basic categories, transportation and non-transportation sources. In this section of the Noise Element the transportation sources are further reduced to four sub-categories: freeways, major and minor arterial roadways, aircraft, and railroad sources. Stationary sources and each of these transportation sources and their impacts on the noise environment of Corona are summarized in the following paragraphs.

Freeways - The major noise source in the City of Corona is the Riverside Freeway. Adjacent land uses include residential, commercial, and light industrial uses. Most of the residential uses have been built with a noise attenuating barrier. Caltrans is currently studying widening of the Riverside Freeway. While such widening may increase noise on the freeway, it may also reduce some arterial road noise associated with vehicles which are using surface streets to avoid freeway congestion. Caltrans policies regarding widening projects include the construction of new noise barriers where freeway noise levels exceed the design noise goals. Note also that the I-15 Freeway also impacts the eastern section of the City.

Atchison Topeka & Santa Fe Railroad - The railroad is also a major noise source that more or less bisects the City. Its impact is less than the freeway generally because the adjacent uses tend to be more industrial and less residential along the freeway route. The major impact of the railroad is probably high single event noise for night time freight operations that pass through the City.

Major and Minor Arterial Roadways - Traffic noise on surface streets is a significant source of noise within the community. The major roadways in the City include: Sixth Street, Eighth Street, Fullerton Avenue, Grand Boulevard, Lincoln Avenue, Magnolia Avenue, Main Street, McKinley Street and Ontario Avenue.

Aircraft Operations - A source of noise within the City of Corona is aircraft noise. The Corona Municipal Airport is located in the north western part of the City.. Operations from the airport overfly Corona's northern sections. Most of this air traffic consists of small single engine aircraft including helicopters. The 65 CNEL contour for the airport is quite small and does not include any residential areas. This study did not include the airport in the study area for this report.

Stationary Sources - There are stationary noise sources throughout the City of Corona. These include industrial sources such as manufacturing plants, processing plants, power generators, and construction and earth moving/grading activities. Commercial noise sources include mechanical equipment on commercial structures, mechanical equipment such as air compressors at service stations, helipads owned by corporations in industrial areas, and automobile repair shops. Stationary source noise associated with residential areas are primarily due to air-conditioners and pool/spa mechanical equipment.

4.0 GOAL STATEMENT

The following are the goals of the Noise Element for the City of Corona:

1. Provide for the reduction of noise where the noise environment is unacceptable.

2. Provide sufficient information concerning the community noise levels so that noise can be objectively considered in land use planning decisions.

3. Protect and maintain those areas having acceptable noise environments.

5.0 POLICIES AND IMPLEMENTATION

These policies and their associated programs are intended to guide the development of implementation actions in order to achieve the goals of the Noise Element. In order to achieve the goals and objectives of the Noise Element, an effective implementation program is necessary. The underlying purpose is to reduce the number of people exposed to excessive noise and to minimize the future effect of noise in the City. Following the policies are measures that the City should consider implementing to control the impacts of noise in Corona.

GOAL - Provide for the reduction of noise where the noise environment is unacceptable.

RELATED POLICY - Provide for reduction in noise impacts from transportation noise sources. Implementations include:

- Ensuring the employment of noise mitigation measures in the design of arterial road improvement projects consistent with funding capability.

- Requiring the use of walls and berms or other noise mitigation measures in the design of residential or other noise sensitive land uses that are adjacent to major roads or railroads and including mitigation measures in the design of roadway improvement projects within the City.

- Reducing transportation noise through proper design and coordination of transportation routing. Provide for continued evaluation of truck movements and routes in the City to provide effective separation from residential or other noise sensitive land uses.

- Encourage the enforcement of State Motor Vehicle noise standards for cars, trucks, and motorcycles through coordination with the California Highway Patrol and Corona Police Department.

- Ensuring that the Zoning Ordinance, Circulation Element and Land-Use Element of the General Plan fully integrate the policies adopted as part of this Noise Element. Coordinate all land use planning and design efforts in the environs of Corona Municipal Airport to be

consistent with the noise levels for the airport. Noise sensitive land uses should be prohibited inside the 65 CNEL contour projected for the airport and all noise sensitive land uses inside the 60 CNEL contour should be designed to mitigate airport noise.

GOAL - Provide sufficient information concerning the community noise levels so that noise can be objectively considered in land use planning. Protect and maintain those areas having acceptable noise environments.

RELATED POLICY - Incorporate noise considerations into land use planning decisions. This policy is intended to prevent future noise and land-use incompatibilities. This policy will be achieved through the following programs:

- Establishing standards that specify acceptable limits of noise for various land uses throughout the City including schools, hospitals, convalescent homes, and other noise sensitive areas. These criteria are designed to fully integrate noise considerations into land use planning to prevent new noise/land use conflicts. Table 1 showed criteria used to assess the compatibility of proposed land uses with the noise environment. These criteria are the bases for the development of specific Noise Standards. These standards, presented in Table 2, define the City policies related to land uses and acceptable noise levels. These tables are the primary tools which allow the City to ensure noise integrated planning for compatibility between land uses and outdoor noise.

- Incorporate noise reduction features during site planning to mitigate anticipated noise impacts on affected noise sensitive land uses. The noise referral zones identified in Figures 1, 2 and 3 (areas exposed to noise levels greater than 60 dB CNEL) can be used to identify locations of potential conflict. New developments will be permitted only if appropriate mitigation measures (including site planning and architectural design) are included such that the standards contained in this Element are met in accordance with Table 2.

- Establishing standards for all types of noise not already governed by local ordinances or preempted by state or federal law.

- Encouraging acoustical design in new construction. Enforce the State of California Uniform Building Code provisions that specifies that

the indoor noise levels for residential living spaces not exceed 45 dB CNEL due to the combined effect of all noise sources. The State requires implementation of this standard when the outdoor noise levels exceed 60 dB CNEL. The Noise Referral Zones (60 dB CNEL) can be used to determine when this standard needs to be addressed. The Uniform Building Code (specifically, the California Administrative Code, Title 24, Part 6, Division T25, Chapter 1, Subchapter 1, Article 4, Sections T25-28) requires that *"Interior community noise levels (CNEL/LDN) with windows closed, attributable to exterior sources shall not exceed an annual CNEL or LDN of 45 dB in any habitable room."* The code requires that this standard be applied to all new hotels, motels, apartment houses and dwellings other than detached single-family dwellings. The City also applies this standard to single family dwellings.

GOAL - Provide for the reduction of noise where the noise environment is unacceptable. Protect and maintain those areas having acceptable noise environments.

RELATED POLICY - Provide for reduction in noise impacts from non-transportation noise impacts. The focus of control of noise from non-transportation sources is the Community Noise Ordinance. The ordinance is used to protect people from noise generated on adjacent properties. Implementation programs include:

- Adopting a new noise ordinance to ensure that City residents are not exposed to excessive noise levels from stationary noise sources. The purpose of the ordinance is to protect people from non-transportation related noise sources such as music, machinery, pumps and air conditioners. The Noise Ordinance does not apply to motor vehicle noise on public streets or to any aircraft. The Noise Ordinance is designed to protect quiet residential areas (or other land uses requiring quiet such as hospitals or convalescent homes, etc.) from stationary noise sources.

- Enforcing the community Noise Ordinance. The most effective method to control community noise impacts from non-transportation noise sources is through application of the community noise ordinance. It is the policy of the City to notify applicants for building permits that include mechanical equipment of the existence of the Noise Ordinance. Examples would include applicants for pools,

spas, or air conditioners in which mechanical equipment is located near residential property lines as well as certain industrial activities and loading operations.

- Resolving existing and potential conflicts between various noise sources and other human activities.

- Limiting the hours of construction activity in residential areas in order to reduce the intrusion of noise in the early morning and late evening hours and on weekends and holidays (see Noise Ordinance for specific hours). Ensure adequate noise control measures at all construction sites through the provision of mufflers and the physical separation of machinery maintenance areas from adjacent residential uses.

- Establishing and maintaining coordination among the City agencies involved in noise abatement. Ensure the continued operation of noise enforcement efforts of the City through the Code Enforcement Officer and the Police Department.

- Limiting delivery hours for stores with loading areas or docks fronting, siding, bordering, or gaining access on driveways adjacent to noise sensitive areas. Exemption from this restriction should be based solely on full compliance with the nighttime noise limits in the Noise Ordinance. Grocery stores are the major concern for late night delivery noise.

6.0 GLOSSARY

A-WEIGHTED SOUND LEVEL - The sound pressure level in decibels as measured on a sound level meter using the A-Weighted filter network. The A-Weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

AMBIENT NOISE LEVEL - The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL) - The average equivalent A-Weighted sound level during a 24-hour day, obtained after addition of five (5) decibels to sound levels in the evening from 7 p.m. to 10 p.m. and after addition of ten (10) decibels to sound levels in the night before 7 a.m. and after 10 p.m.

DAY-NIGHT AVERAGE LEVEL (LDN) - The average equivalent A-Weighted sound level during a 24-hour day, obtained after addition of ten (10) decibels to sound levels in the night before 7 a.m. and after 10 p.m.

DECIBEL (dB) - A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

dBA - A-weighted sound level (see definition above)

EQUIVALENT SOUND LEVEL (LEQ) - The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time varying noise level. The energy average noise level during the sample period.

FREQUENCY - The number of times per second that a sound pressure signal oscillates about the prevailing atmosphere pressure. The unit of frequency is the hertz. The abbreviation is Hz.

INTRUSIVE NOISE - That noise which intrudes over and above the ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence, and tonal or informational content as well as the prevailing ambient noise level.

L10 - The A-Weighted sound level exceeded 10 percent of the sample time. Similarly L50, L90, L99, etc.

NOISE - Any unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

NOISE ATTENUATION - The ability of a material, substance, or medium to reduce the noise level from one place to another or between one room and another. Noise attenuation is specified in decibels.

NOISE EXPOSURE CONTOURS - Lines drawn around a noise source indicating constant or equal level of noise exposure. CNEL and Ldn are typical metrics used.

NOISE REFERRAL ZONES - Such zones are defined as the area within the contour defining a CNEL level of 60 decibels. It is the level at which either State or Federal laws and standards related to land use become important and , in some cases, preempt local laws and regulations. Any proposed noise sensitive development which may be impacted by a total noise environment of 60 dB CNEL or more should be evaluated on a project specific basis.

NOISE SENSITIVE LAND USE - Those specific land uses which have associated indoor and/or outdoor human activities that may be subject to stress and/or significant interference from noise produced by community sound sources. Such human activity typically occurs daily for continuous periods of 24 hours or is of such a nature that noise is significantly disruptive to activities that occur for short periods. Specifically, noise sensitive land uses include: residences of all types, hospitals, rest homes, convalescent hospitals places of worship and schools.

SOUND LEVEL (NOISE LEVEL) - The weighted sound pressure level obtained by use of a sound level meter having a standard frequency-filter for attenuating part of the sound spectrum.

SOUND LEVEL METER - An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

TECHNICAL APPENDIX

FOR THE

NOISE ELEMENT

FOR THE

CITY OF CORONA

Prepared by:
Mestre Greve Associates

SEE COMBINED APPENDIX AT BACK OF GENERAL PLAN

CITY OF CORONA

SEISMIC SAFETY AND PUBLIC SAFETY ELEMENT OF THE GENERAL PLAN

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I. INTRODUCTION

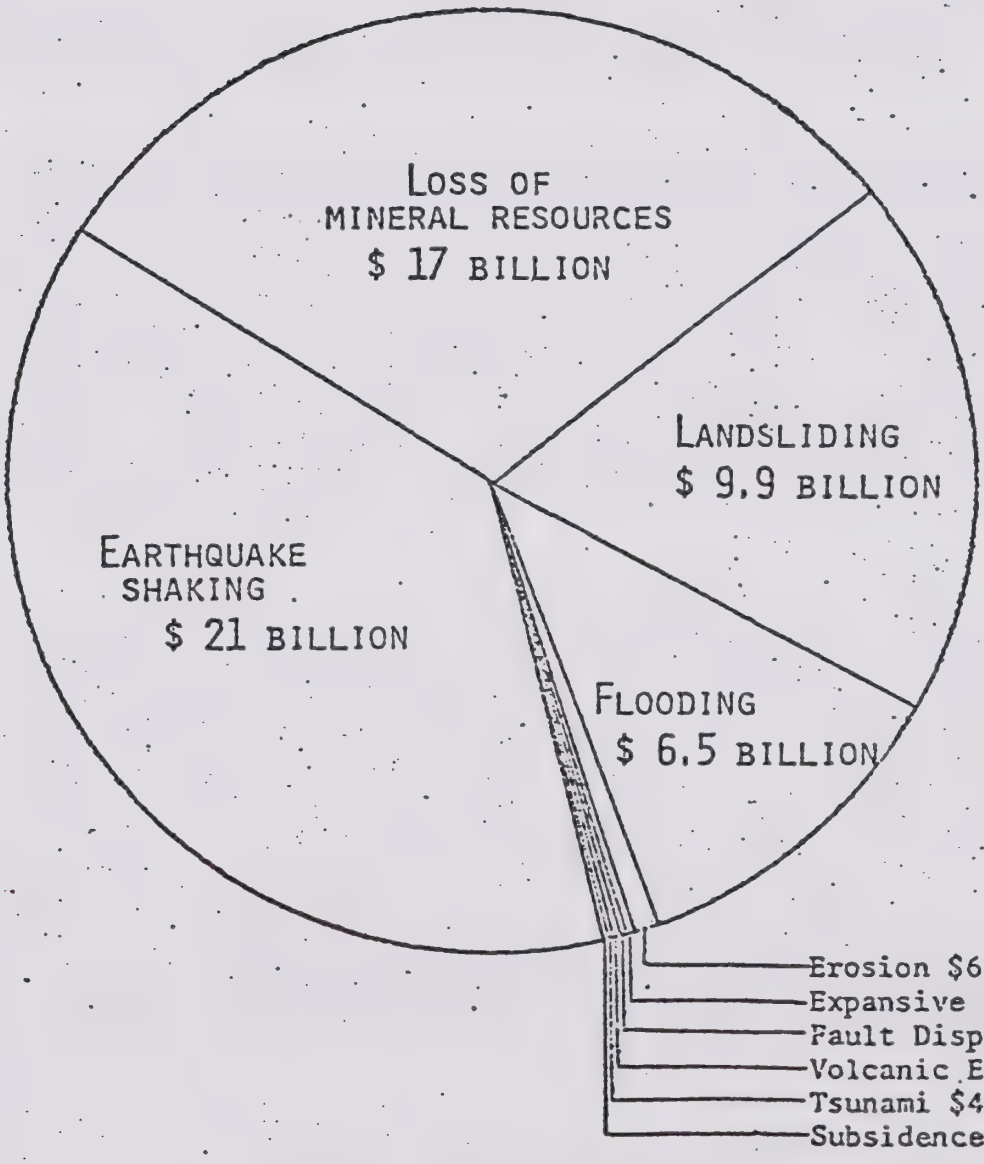
A. LEGISLATIVE AUTHORITY

The California State Legislature, through requirements of the Seismic Safety and Safety Elements, has placed specific responsibilities on local government for identification and evaluation of natural hazards and formation of programs and regulations to reduce risk. Specific authority is derived from Government Code Sections 65302(f) and 65302.1 which require Seismic Safety and Public Safety Elements of all city and county general plans, as follows:

> *A Seismic Safety Element consisting of an identification and appraisal of seismic hazards such as susceptibility to surface ruptures from faulting, to ground shaking, to ground failures, or to the effects of seismically induced waves such as tsunamis and seiches.*
>
> *The Seismic Safety Element shall also include an appraisal of mudslides, landslides, and slope stability as necessary geologic hazards that must be considered simultaneously with other hazards such as possible surface ruptures from faulting, ground shaking, ground failure, and seismically induced waves. (Section 65302(f).*
>
> *A Safety Element for the protection of the community from fires and geologic hazards including features necessary from such protection as evacuation routes, peak load water supply requirements, minimum road widths, clearances around structures, and geologic hazard mapping in areas of known geologic hazards. (Section 65302.1)*

The effect of these sections is to require cities and counties to take seismic and other natural hazards into account in their planning programs. The principal catalyst for these requirements was the February 9, 1971 San Fernando earthquake in which 65 people were killed and property damage exceeded the billion dollar mark. Conclusions from the 1973 Urban Geology Master Plan for California also give cause for considering geologic hazards in the planning process. Summary conclusions from this study estimate dollar losses due to geologic hazards in California between 1970 and 2000 will amount to more than $55 billion.

GEOLOGIC HAZARDS IN CALIFORNIA TO THE YEAR 2000: A $55 BILLION PROBLEM



Source: Urban Geology, Master Plan for California, Bulletin 198, 1973.

B. PURPOSE AND APPROACH

The basic objectives of the Seismic Safety and Safety Elements are to identify and evaluate natural hazards confronting cities and counties and to recommend objectives that would reduce the adverse impact of those hazards if they are realized. Specifically, these elements evaluate both primary and secondary seismic hazards, flooding, and fire. The intent of the recommended objectives is to provide an opportunity to reduce the loss of life, property damage, and social and economic dislocations in the event of a major earthquake, flood, or fire.

The purpose of this document is to serve as an official guide to the City Council, the Planning Commission and other governmental bodies, citizens, and private organizations concerned with natural hazards in the City of Corona. The Seismic Safety and Safety Elements are intended to establish uniformity of policy and direction within the City government to minimize the risk from seismic events and other natural hazards. These Elements include goals, objectives, safety criteria, and maps as a basis for decision-making in public and private development matters. Such information is to be used in conjunction with other established City policies contained in the General Plan, and should play a major role in determining future land use.

In preparation of the Seismic Safety and Safety Elements, two reports have been prepared for the City of Corona. The first is the County of Riverside Technical Report which contains a detailed presentation of the methods and findings regarding seismic, flood, and inundation hazards for the County as a whole. The second is this Element which contains both a technical analysis of hazards at the City level as a supplement to the County report, and a recommended set of goals and objectives for hazard reduction. It should be noted that the sciences of seismology and fire ecology are relatively young and that much remains to be learned. The basic philosophy under which this document was prepared is that we should incorporate natural hazards analysis into the planning process based on present knowledge, rather than awaiting the refinement of that knowledge.

II NATURAL HAZARD REDUCTION

A. ORGANIZATION AND PURPOSE OF RECOMMENDATIONS

In this section, recommendations are presented which encompass the general planning goals and objectives for hazard reduction in the City of Corona. The following section of this document represents a synthesis of the existing natural hazards within the study area, and supplements the criteria documented in the Technical Section of the report. The intent of that section is to summarize the general framework within which planning for seismic safety and public safety should take place.

B. GOAL RECOMMENDATIONS

To plan effectively for reducing hazards to acceptable levels of risk it is necessary that goals be set and adhered to. Goals address general policy directions which form the basis for planning decisions and actions. The recommended goals for hazards reduction in the City of Corona.

- To minimize injury and the loss of life from hazardous natural events.
- To minimize damage to public and private property resulting from hazardous natural events.
- To minimize social and economic dislocations resulting from injury, loss of life, and property damage caused by hazardous natural events.

C. OBJECTIVE RECOMMENDATIONS

The following recommended objectives further the planning goals and define specific directions for the City to take in reducing natural hazards.

- To adopt new ordinances and amend existing ordinances which require the incorporation of seismic safety and safety considerations in developments under the City's jurisdiction.
- To provide for the identification and evaluation of existing structural hazards.
- To reduce risks associated with hazardous structures to acceptable levels through orderly hazard reduction programs.

- To provide for more detailed scientific analyses of natural hazards in the study area.

- To regulate land use in areas of significant natural hazard.

- To provide for the education of the community regarding the nature and extent of natural hazards in the study area.

- To provide for the maintenance and upgrading of disaster response plans.

- To provide for review and upgrading of the Seismic Safety and Safety Elements.

III FIRE HAZARD REDUCTION

Planning for fire safety in Corona can be integrated into the development process rather than imposed on existing urban development since growth has been for the most part in an outward pattern.

A. RECOMMENDED GOALS

- To phase and sequence development in relation to provisions for fire protection.

- To incorporate fire safety standards into land use regulations in addition to those in the Uniform Fire Code.

B. RECOMMENDED OBJECTIVES

The Fire Safety Elements of the General Plan of the City of Corona shall meet the following operational objectives and development guidelines.

1. FIRE APPARATUS AND MANPOWER

- Engine Company service within 5 minutes (1 min. getaway, 4 min. (2 mi) travel in 90% of all residential areas.

- Truck Company and Salvage service within 10 min. in 90% of all residential areas. (3 mi travel)

- Three and five minute service respectively in 90% of Industrial, Commercial, and High Value districts.

- o Second alarm capability within City Organization and Fourth Alarm capability with Mutual Aid within 30 minutes (15 mi travel).

- o All Engine and Truck Companies shall maintain a minimum of four men constant manning with Support Companies (Squad, Rescue, Salvage, etc.) maintaining two men minimum constant manning.

- o First Aid, Resuscitator and Light Rescue service will be provided by Engine Companies and meet Objective #1.

- o Heavy Rescue service will be provided by the Truck Companies with 15 minute coverage to all parts of the City.

2. ACCESS + EVACUATION

- o Every subdivision, mobile home park, planned development or planned unit development shall have a minimum of two (2) means of access/exit of at least twelve (12) feet width unobstructed hard surfaced roadway except where prevented by reason of topography.

3. SAFETY ISLANDS

- o Any subdivision or other development, which by reason of topography, cannot be provided with at least two (2) means of access/exit, shall be provided with a safety island or islands sufficient in size to accommodate the resident population, plus ten (10) percent of the area. Each safety island must be at least two hundred (200) feet from any flammable material, and provided with a minimum water supply of five hundred (500) gallons per minute of at least thirty (30) minutes duration.

4. WATER SUPPLY

- o All developments shall be provided with the water supply for fire flows as required by the Fire Rating Bureau, but in no case shall any development be approved with less than fifteen hundred (1500) gallons per minute of at least one (1) hour duration.

5. COMBUSTIBLE ROOF COVERING

- o Combustible roofing shall not be permitted in subdivisions or developments of high density or within two hundred (200) feet of any high hazard forest or brush covered undeveloped area.

IV DESCRIPTION OF EXISTING CONDITIONS

A. TYPES OF HAZARDS

Three basic groups of natural hazards are considered in this document: seismic, flooding, and fire hazards. There are several types of seismic hazards which can be grouped in a cause-and-effect classification that is the basis for the order of their consideration. Earthquakes originate as shock waves generated by movement along an active fault. The primary seismic hazards are ground shaking and the potential for ground rupture along the surface trace of the fault. Secondary seismic hazards result from the interaction of ground shaking with existing soil and bedrock conditions, and include liquefaction, settlement, landslides, tsunamis or "tidal waves," and seiches (oscillating waves in lakes and reservoirs).

The potentially-damaging natural events or hazards discussed above may interact with man-made structures. If a structure is unable to accommodate the natural event, failure will occur. The potential for such failure is termed a structural hazard, and includes not only structures themselves, but also the potential for damage or injury that could occur as the result of movement of loose or inadequately restrained objects within, on, or adjacent to a structure.

A more in-depth discussion of earthquake terminology and concepts is included in the Introduction of the Seismic Safety Element Technical Report, along with a Glossary of Terms in the back of the Report.

Flooding hazards in this report are considered in two categories: natural flooding and dam inundation. Natural flooding hazards are those associated with major atmospheric events that result in the inundation of developed areas due to overflows of nearby stream courses, or inadequacies in local storm drain facilities.

Dam inundation hazards are those associated with the downstream inundation that would occur given a major structural failure in a nearby water impoundment.

Fire hazards are considered in this report in two categories: wildland and urban fires. Wildland fires are those which burn in primarily undeveloped areas and result from the ignition of accumulated brush and woody material. Urban fires are those within the built-up areas of the City and primarily involve structures. Both flooding and fire terminology are discussed in detail in the technical section of the Safety Element.

B. TECHNICAL ANALYSIS

1. SEISMIC HAZARDS

Geologic and Seismic Setting

The geologic and seismic setting of the City of Corona is dominated by the Chino and Elsinore faults along the southwest boundary and a diversity of bedrock and alluvial types that will significantly affect the intensity of earthquake shaking. The Chino and Elsinore faults have a relatively low level of seismicity at risk levels applicable to most use categories (see County technical report). All of the City is within Zone II.

The rock and soil types, however, vary from bedrock along the southwest, east, and northeast boundaries of the City, to the Pleistocene and Recent (Holocene) alluvium that dominates in the central part of the City. The latter are divided into three types for purposes of groundshaking, liquefaction and settlement variations. The central part of the City is underlain by Pleistocene alluvium of intermediate thickness (200 to about 1000 feet), and is designated "B" on Plate I. Alluvium of Pleistocene age between 10 and 200 feet thick ("D" on map) occupies a zone of varying width between the "B" Zone and the bedrock outcrops, and Recent (Holocene) alluvium ("E" on map) is present in the larger washes along the front of the Santa Ana Mountains and in Temescal Wash in the north and northeastern parts of the City.

Bedrock varies from the older granitic and metamorphic rock types in the hills along and to the north of Temescal Wash; to the older (Cretaceous) sedimentary rock types along the lower slopes of the Santa Ana Mountains; to the younger (mid-Tertiary) sedimentary rocks that form low hills in the southeastern part of the City, and scattered outcrops along the northern edge of Temescal Wash. All of these types are designated "A" on Plate I, but the variations in type are taken into account in the slope in stability rating discussed later.

Active and Potentially Active Faults

The Elsinore fault is located a short distance southwest of the City (see Plate I of County technical report), and the Chino fault, which is subparallel to it, is located just inside the southwestern boundary (Plate I). Both faults can be considered potentially active, but of the two, the Chino fault probably has the greater potential for surface rupture and the generation of a damaging earthquake.

The above is based primarily on the complexity of the connection, if any, between the Elsinore fault (or fault zone) and the potentially active Whittier fault to the northwest.

These two faults, or fault zones, are generally connected on most small-scale fault maps of California, and the term "Whittier-Elsinore fault zone" has been in common use among geologists for many years. While such a connection appears reasonable in gross aspect, in detail it is rather unlikely. The Whittier fault bounds the south flank of the Whittier and Puente Hills, and generally shows geomorphic evidence of most recent horizontal movement (eg. offsets of Brea and Carbon Canyons). The Elsinore fault or fault zone, on the other hand, shows evidence primarily of vertical movements and most geologists agree that horizontal movements, particularly the more recent, on this fault have been small. The Elsinore fault zone bounds the northeast flank of the Santa Ana Mountains, and it is inconsistent to continue this "style" of movement westward along the Whittier fault. Finally, the connection between the two faults, if there is one, is in an area of relatively good exposure in Santa Ana Canyon. Since the several geologists who have mapped the geology of this area have come up with rather different interpretations, these two faults are probably not now connected, nor should they be considered together in any analysis of Recent activity. The Chino fault, however, continues the northwesterly trend and the "style" of faulting of the Elsinore zone.

The Chino fault has been mapped in Corona by Jahns (1954), Gray (1961), and Weber (1975). All show it in a slightly different location, and Weber called it the Main Street fault. The location shown on Plate I is based primarily on the maps of Jahns with some modification based on relationships shown by Gray. This location should be considered approximate as good exposures have not been found at any point along its proposed trace in Corona. However, the Hazard Management Zone recommended along the fault is sufficiently wide that it probably includes the trace.

Earthquake Shaking

Moderately strong shaking is expected in Corona as a result of earthquakes expected from faults of the Elsinore zone. The combining of distance to the causitive fault and site effects into a microzonation applicable to both the County generally and to the individual cities is developed in the technical report for the County. The resulting general characteristics of expected earthquake shaking applicable to the City are reproduced here in Table 1, and the referenced response spectra are included as Figures 1 through 4.

TABLE 1.

GENERALIZED CHARACTERISTICS OF EXPECTED EARTHQUAKES
CITY OF CORONA

Zone	g	T	t	s
		Use Category B		
II A	0.33	0.1-0.2	10-15	1 x 1.25
II B	0.45	0.1-0.3	15-25	2 x 1.25
II D	0.55	0.1-0.3	15-25	3 x 1.25
II E	0.95	0.1-0.3	15-25	4 x 1.25
		Use Category C		
II A	0.27	0.1-0.2	8-12	1
II B	0.36	0.1-0.3	10-20	2
II D	0.44	0.1-0.3	10-20	3
II E	0.76	0.1-0.3	10-20	4
		Use Category D		
II A	0.21	0.1-0.2	5-10	1 x 0.8
II B	0.29	0.1-0.2	8-15	2 x 0.8
II D	0.35	0.1-0.3	8-15	3 x 0.8
II E	0.61	0.1-03	8-15	4 x 0.8

g = Maximum ground acceleration expressed as a decimal fraction of the acceleration of gravity.
T = Predominant period of ground shaking in seconds
t = Duration of "strong" shaking in seconds.
S = Figure number for applicable response spectra and amplification factor for spectral values.

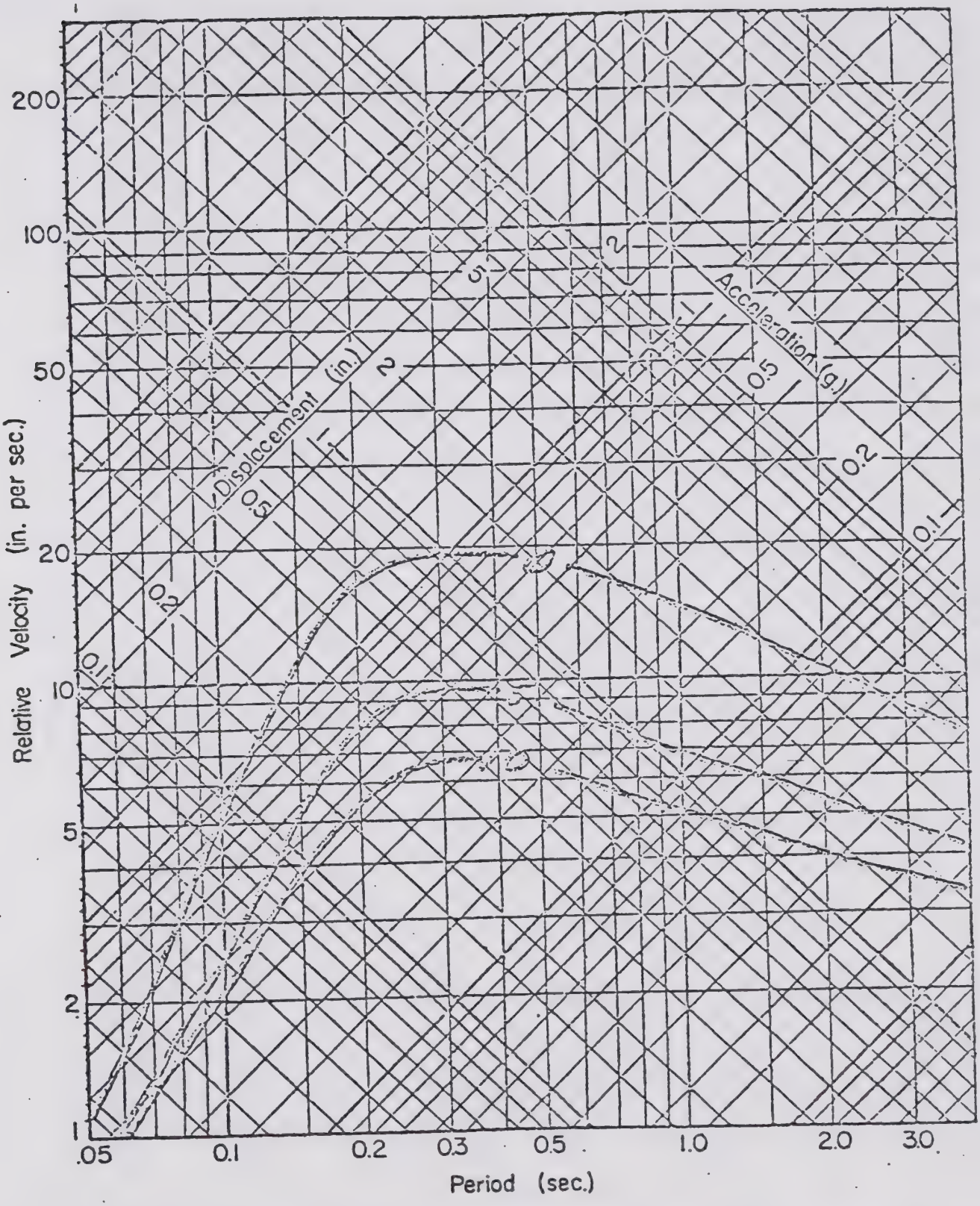


Figure 1. Response spectrum from Zone IIA. Curves are for 0, 5, 10% critical damping.

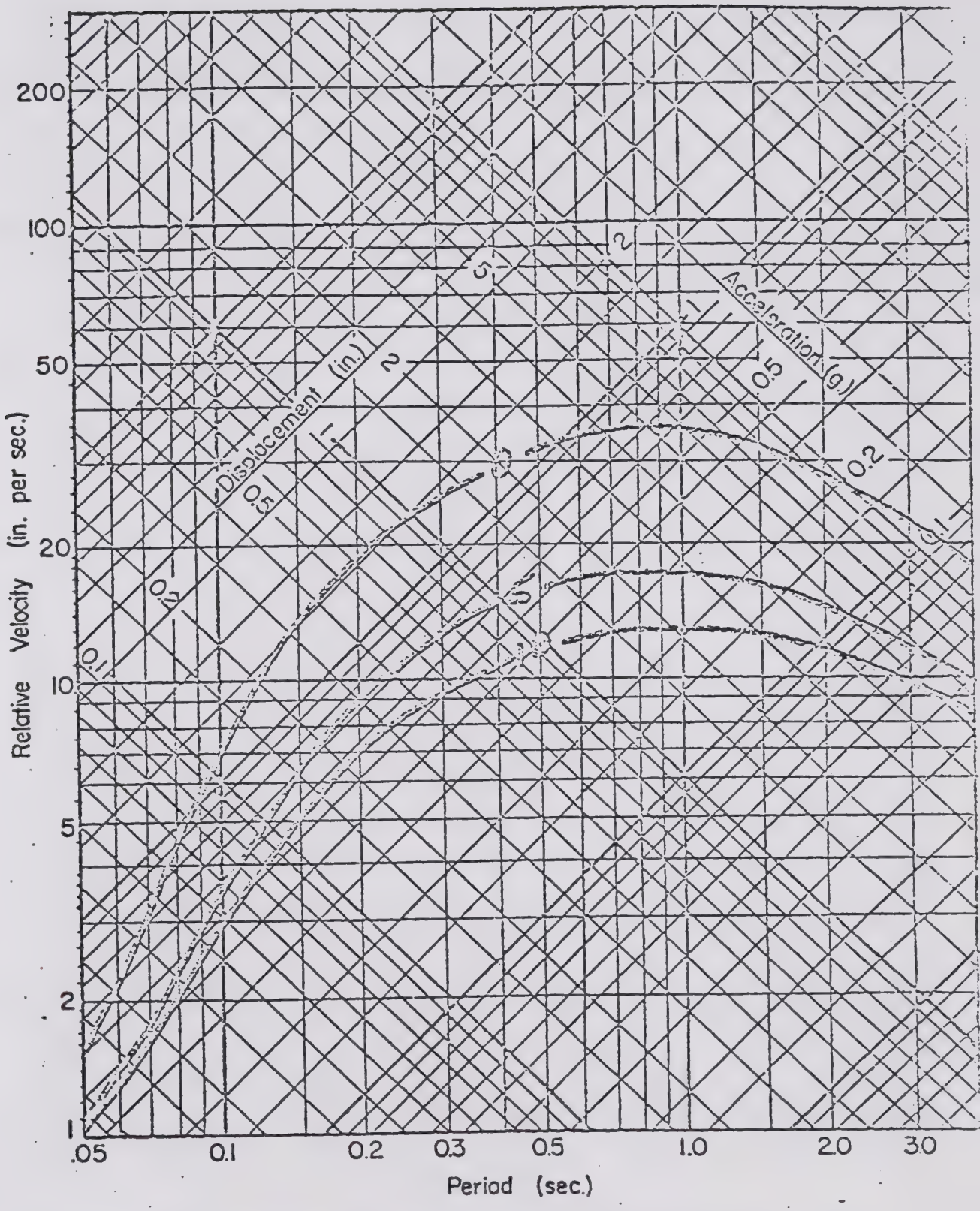


Figure 2. Response spectrum from Zone IIB. Curves are for 0, 5, and 10% critical damping.

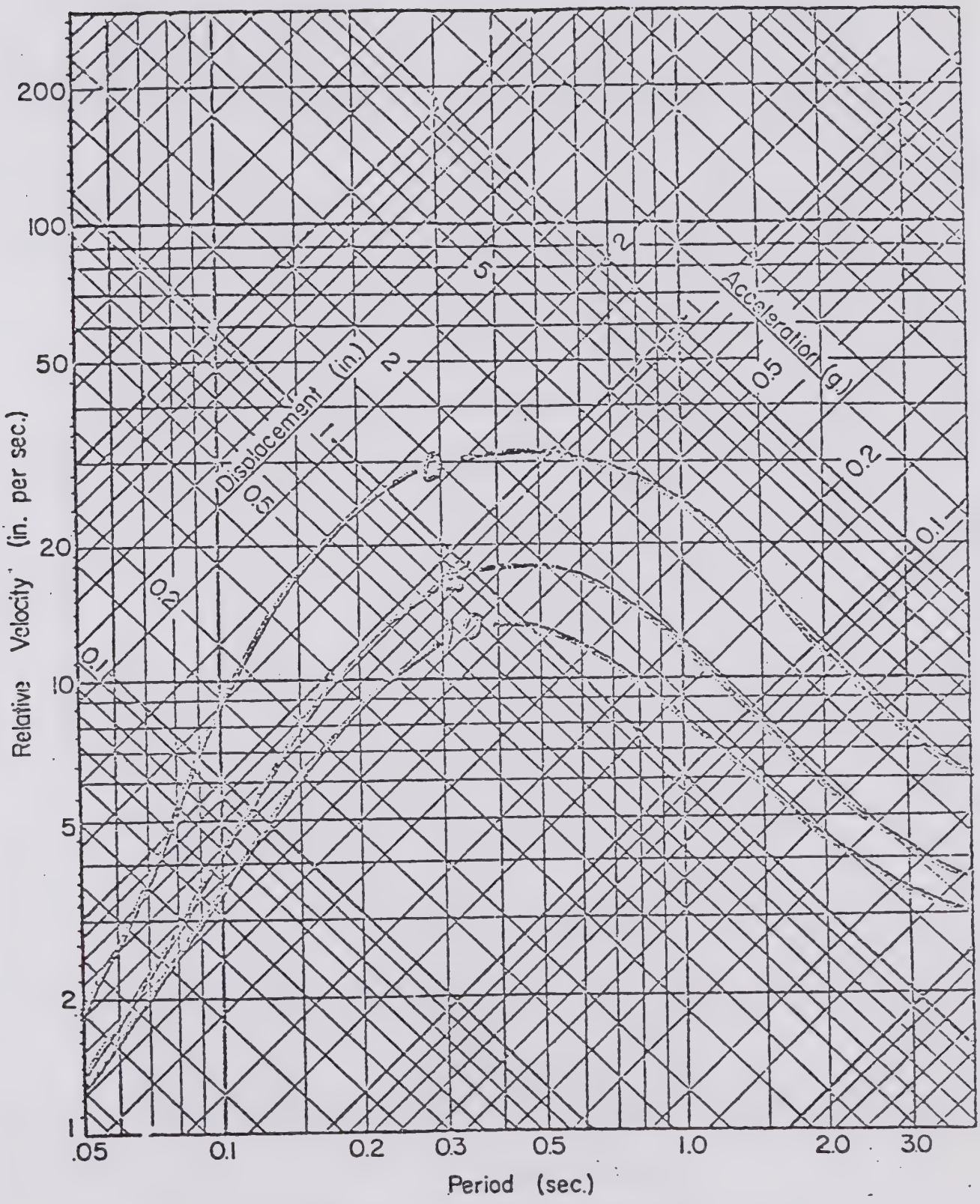


Figure 3. Response spectrum from Zone IID. Curves are for 0, 5, 10% critical damping.

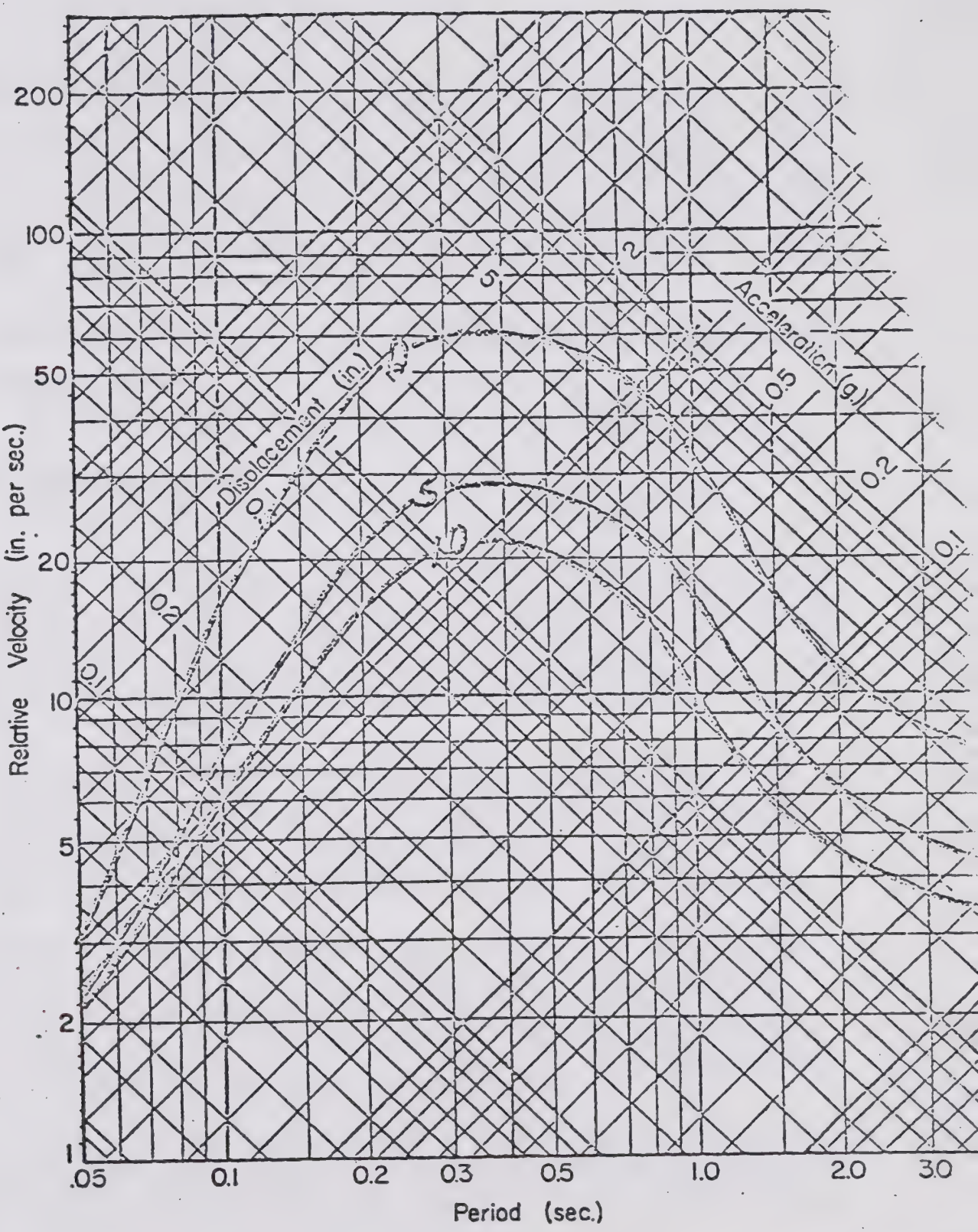


Figure 4. Response spectrum from Zone IIE. Curves are for 0, 5, 10% critical damping.

Secondary Hazards

The thin alluvium that amplifies the earthquake shaking, also contributes to a moderately high liquefaction potential in some parts of the City. The presence of relatively impervious bedrock at shallow depths, as along Temescal Wash in the northern part of the City, retards the downward flow of groundwater. The result is shallow groundwater in various types of alluvial soils with effects generally as follows:

Characteristic	Potential for Liquefaction
Sediment type:	
Recent alluvium	Higher
Pleistocene alluvium	Lower
Groundwater depth:	
Above 10 feet	Higher
10-30 feet deep	Lower

The intensity of groundshaking also affects the potential for liquefaction. It and the characteristics listed above can be combined into an overall evaluation of the liquefaction potential as shown on Table 2. While Corona is only in Zone II, all of the zones of the County are shown to allow a comparison of the liquefaction potential in Corona with similar areas in other parts of the County.

Areas of greatest liquefaction potential are in areas of Recent alluvium with groundwater shallower than 10 feet or near the airport and in Temescal Canyon near Cajalco Road (Plate I). A lesser potential is present in adjacent areas where groundwater is deeper. The range of liquefaction potential for these areas is rated as low to moderately high (Table 2).

Settlement is a lesser problem than liquefaction in that it is generally limited to areas of Recent alluvial soils, and it is normally a prime concern in any soils engineering investigation. However, the City should be alert in reviewing soils engineering reports, particularly for areas within "E" zones, that the potential for settlement has been considered in their recommendations for grading and design.

Slope instability and landslides are also a relatively minor problem in comparison to many areas of California because most of the bedrock is hard and firm, and because the claycoated bedding or joint planes that are the usual of failure for most

TABLE 2.

SUMMARY OF LIQUEFACTION POTENTIAL
FOR AREAS IN RIVERSIDE COUNTY, CALIFORNIA

Soil and Groundwater Characteristics (map symbols)	Liquefaction Potential for Groundshaking Zone as Follows: I	II	III	IV	V
1. Recent alluvium, groundwater shallower than 10 feet (ELL, BLL of CLL)	Moderate	Moderately High	High	Very High	Very High
2. Recent alluvium, groundwater between 10 and 30 feet (EL, BL or CL)	Moderate	Moderate	Moderately High	High	High
3. Pleistocene alluvium, groundwater shallower than 10 feet (DLL)	Low	Low to Moderate	Moderate	Moderate	Moderately high
4. Pleistocene alluvium, groundwater between 10 and 30 feet (DL)	Low	Low	Moderate	Moderate	Moderate

California landslides are relatively limited in the City. Exceptions are limited areas of Tertiary siltstones near Ontario Avenue in the southeastern part of the City, and along the north bank of Temescal Wash in the northern part of the City (A2 on Plate I). A zone of instability is also present along the southwest boundary of the City because of the steep slopes and claycoated sheer zones of the Elsinore fault.

Slope instability has been assessed using the methodology discussed in the County technical report based primarily on steepness of slope and rock type. Categories affecting Corona are primarily low to moderate risk on a scale of low to very high with limited areas of very high risk in the extreme southwest part of the City (Plate I). This rating scale is based on variations within the County; most of the bedrock areas would more likely be rated very low to low. However, the potential for instability exists in all the hillside areas, and engineering geologic investigations should be required for developments in these areas.

Seiching

As discussed in the County technical report, true seismic seiches are not considered a significant hazard in large lakes or reservoirs in the area. Seiching in water storage tanks may be a hazard because shaking levels are much stronger in the frequency range that would affect water storage tanks. Where tanks are "perched" directly above inhabited structures, rupture during an earthquake could endanger the structure and inhabitants below. While the risk is low because of the relatively low shaking expected on such sites (Zone IIA), potential rupture due to seiching should be considered in the design of water storage tanks to be built in the City.

CONCLUSIONS AND RECOMMENDATIONS

- The Chino fault is considered "potentially active," and a Hazard Management Zone is recommended along this fault in the City.

- Earthquake shaking is expected to be moderately strong as a result of deep movements on faults of the Elsinore zone. The areal distribution of the zonation for ground shaking is shown on Plate I, and the general characteristics of the expected shaking are given in Table 1. Applicable response spectra are referenced in the Table.

- Liquefaction potential is low to moderately high in areas of shallow groundwater in the alluvium of Temescal Wash in the southeastern and northwestern parts of the City.

- Settlement is a potential problem, particularly in the Recent alluvium of the washes and canyons in the City, and soils engineers should be alert to this problem in conducting foundation investigations in these areas.

- Slope instability problems are minimal except for the steep slopes along the southwest boundary of the City and in isolated areas of clayey sedimentary rocks near Ontario Avenue and along the north bank of Temescal Wash in the northern part of the City. Engineering geologic investigations are recommended for hillside development generally, but are particularly important in this part of the City.

- Seiching may present a hazardous situation in water storage tanks on hillside locations above developed areas. This hazard is considered moderate because of the relatively low shaking levels expected at such sites, but tanks constructed in the future should be designed for the expected groundshaking as defined herein.

2. FLOODING HAZARDS

Hydrologic Setting

The City of Corona is located atop the moderately-elevated Temescal Plateau in western Riverside County. Mean elevation is approximately 700 feet and average seasonal rainfall is approximately 11 inches. Most of this rainfall occurs during the wetter months of winter and early spring, as is characteristic of Mediterranean climates.

The Santa Ana River and Temescal Creek form the primary drainage areas. The drainage area included in the Santa Ana River basin is over 2000 square miles, while Temescal Creek drains an area of approximately 202 square miles.

In terms of flooding potential, Temescal Creek is the most significant in the Corona area. Due to the size of the Temescal watershed, and the amount of rainfall received, several peak discharges have been recorded. The following table lists the pertinent data for past instances of high water along the wash:

Table 3

Comparative Peak Discharges
Temescal Wash

Stream	Drainage Area sq. mi.	Date	Peak Discharge cfs	Unit Runoff cfs/sq. mi.
Temescal Creek near Corona above 3M Plant	164	1-25-69	1,700	10
		12-6-66	500	3
		12-29-65	1,500	9
		4-3-58	1,000	6
		3-2-28	14,900	95
Temescal Creek at Corona near old sewer plant	249	1-25-69	3,100	12
		1-25-69	8,850	35

Source: "Report on 1969 storms in Riverside County," Riverside County Flood Control and Water Conservation District.

Hazards Potential for Flooding

Source: 1. U.S.G.S. Flood Prone Areas Map, 1973
2. HUD Flood Insurance Studies (Mar 1977)

The Corona area has experienced major flooding during periods of heavy runoff. The most extensive flooding occurs along most of Temescal Wash and Oak Avenue Channel, where current flood protection works are inadequate for 100-year storm flows.

Major flooding in the Corona area would occur along the Temescal Wash, and in west Corona, storm sheet flows would produce a variety of damage extending from minor to major depending upon the location. This sheet flow would be the result of overflows from the Oak Avenue Channel, Lincoln Avenue drain, Buena Vista drain, and Taylor Avenue drain.

Several flood control projects have been built in the Corona area to help lessen the severity of heavy flooding. The location of these facilities, as well as their overall adequacy, is listed in the following table:

Table 4

Flood Control Facilities
City of Corona Area

Facility	Flow (100-year)	Remarks
Main Street Channel	2410 cfs	Completed
El Cerrito Channel	1630 cfs	1630 cfs capacity. Concrete channel. Has cured a severe erosion and flooding problem in area of Old Highway 71.
Temescal Creek	30,000 cfs	6000 cfs design capacity. Caused extensive damage during 1969 flood.
Oak Avenue Channel	5500 cfs	800 cfs capacity. Underdesigned channel, flooding caused extensive damage in 1969.
Arlington Channel		Completed

Dam Inundation

The primary inundation threat to the City of Corona is from Lake Mathews which impounds 182,000 acre-feet. Lake Mathews is contained by two dams, one on its north side and one on the south. Failure of either dam would cause flooding along the Temescal Wash in the eastern and northeastern portions of the City.

Relatively less significant is Mabey Canyon Debris Basin which has a capacity of 68 acre-feet. This Basin is located near the southwesterly City limits and would pose a threat of inundation for a short duration in the western portion of the City as waters emptied into the Oak Avenue and Mangular Avenue Channels. Mabey Canyon Debris Basin was built to provide flood protection for the developed areas downstream, and is completely dry during most of the year. This factor, along with its limited capacity, helps minimize the likelihood of a damaging inundation.

3. FIRE HAZARDS

Existing Situation

The potential fire hazard situation in the City is related to land use, development standards, and patterns of development. Each land use generates its own type and degree of hazard. The following sections examine the existing fire potential in the City, its problems, opportunities to correct deficiencies, and goals.

Wildland Setting

Brushy wildlands of significance exist immediately outside of the southerly City limits. While some of this brush lies within the City, the greatest amount lies outside the City boundaries.

A brush fire in the wildland area could affect the City in that structures may be burned from fire being scattered by winds. Water supply is non-existent in the southern part of the City near the City limits, thus hampering fire control.

Urban Setting

The City is being urbanized in a general outward pattern consistent with the City's General Plan goals and objectives. The ability to phase and sequence development in relationship to provisions for fire protection allows pre-planning of developing areas to reduce the impact of potential fire hazards.

AREAS OF POTENTIAL FIRE HAZARDS

- The crowded central City residential zones with old structures and high density;
- Residential areas with combustible roof covering;

- Commercial zones;
- Industrial zones involved in handling hazardous materials;
- Areas covered with dense watershed.

FACILITIES

Response to fire and rescue operations depends upon the location of facilities and equipment. Existing facilities are located as follows: Station No. 1 - 540 Magnolia Avenue; Station No. 2 - 225 East Harrison Street; Station No. 3 - 790 Smith Street. Four potential sites are being considered as possible future fire facility locations.

C. RISK

The Council on Intergovernmental Relations (CIR) defines "Risk" from natural and man-made hazards in three categories:

1. Acceptable Risk: The level of risk below which no specific action by government is deemed to be necessary.

2. Unacceptable Risk: The level of risk above which specific action by government is deemed to be necessary to protect life and property.

3. Avoidable Risk: A risk which need not be taken because individual or public goals can be achieved at the same, or less, total "cost" by other means without taking the risk.

Determining levels of appropriate or acceptable risk is a multi-disciplinary process which relies heavily on citizen input. There is no such thing as a perfectly hazard-free environment. Natural and man-made hazards of some kind are always present, especially in urban areas. However, effective loss-reduction measures can be used in mitigating the consequences of known hazards. The determination of acceptable risk involves making a judgment about risk, either explicit or implicit, which is a necessary step in planning for loss-reduction from natural hazards.

The central concept used in determining acceptable risk is the definition of natural events in terms of magnitude and frequency. The magnitude of an event refers to its size. Examples are the height of flood waters, the rating of an earthquake on the Richter scale, or the number of acres burned in a wildland fire. The frequency of an event refers to the number of times it occurs during a certain period of time.

FIRE FACILITIES LOCATION MAP



① EXISTING FIRE STATIONS

F POSSIBLE FUTURE FIRE STATION LOCATIONS

Figure 4A

That is, the less often an event occurs, the greater is its size and potential impact. For example, rainstorms occur annually in the City of Corona, but most often they are of low magnitude and do not seriously threaten the City. However, on relatively infrequent occasions, as in January and February of 1969, a storm of great magnitude passed over the City and resulted in destructive flooding. A way of summarizing this concept with respect to an earthquake is that longer earthquake free periods, precede quakes of larger intensity.[1] The magnitude-frequency concept is involved in the decisions regarding acceptable risk in that the community must judge what magnitude event should be planned for. That judgment is based on the frequency or recurrence interval of the hazardous event. A description of the magnitude and other characteristics of the event are then developed through a technical analysis. This information allows planners and engineers to develop loss-reduction measures and to design structures to provide protection up to the level of acceptable risk. In this sense, the magnitude earthquake or flood used in defining acceptable risk may be thought of as a "design earthquake" or "design flood."

The determination of acceptable risk from hazardous events also involves differentiating among man-made structures according to their potential effect on the loss of life and their importance in terms of continued community functioning. In the hours immediately following the 1971 San Fernando earthquake in Southern California, emergency services were impaired by damage to police and fire stations, communication networks, and utility lines. Several hospitals were seriously damaged and unable to continue functioning. These facilities and others are vital to the community's ability to respond to a major disaster and to minimize loss of life and property. The experience in San Fernando emphasized the need to provide these "critical facilities" a higher level of protection from earthquakes than limited or normal occupancy structures or other non-critical structures. At a minimum, all structures which could have an effect on the loss of life should be designed to remain standing in the event of a major earthquake

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1. There is one important difference between flooding and earthquakes, however. Flooding is the result of a random combination of meteorological events, whereas current geologic theory indicates that the buildup of strain along a particular fault system is nearly constant and the periodic release of that strain in the form of an earthquake is apt to be regular.

even if rendered useless. Critical facilities on the other hand, should not only remain standing, but should be able to operate at peak efficiency in the event of a disaster. The taxonomy of Critical Facilities presented is intended for use as a guide in evaluating the importance of each facility relative to overall public safety, in terms of fire, inundation, and seismic hazards.

Based on the discussion above and on input from representatives from the City of Corona, the following seismic events are recommended as the basis for establishing earthquake design standards as shown on Tables 5, 6, and Figure 30. Table 7 and Table 1, Appendix B, are useful in an understanding of the recommendations.

With respect to flood hazards, the magnitude event recommended as the basis for natural flood control and floodplain planning and management is the 100-year flood. The 100-year flood is almost universally accepted by federal and state agencies involved with flood control as the basis for describing flood hazards and establishing flood insurance and other programs. Sufficient data is not available at this time to recommend specific flood parameters for planning purposes relative to dam inundation except for evacuation purposes.

TABLE 5

TAXONOMY OF CRITICAL FACILITIES

Land Use/Facility	Safety Characteristic			Classification	
	Potential Effect on Loss of Life	Emergency Response	Vital Function	Critical	Normal
Developed Land					
RESIDENTIAL					
- Single Family					X
- Multi-family and Mobile homes					X
- Apartments					X
COMMERCIAL					
- Neighborhood Centers (e.g., grocery, barber, drug store)					X
- Community Centers (e.g., private offices, banks, restaurants, comparison shopping)					X
- Highway Centers (e.g., motels, fast food, restaurants)					X
- Heavy Commercial/ Light Industry (e.g., contractors yards, distribution warehouses, manufacturing and assembly plants)					X
- Heavy Industry					X
PUBLIC AND SEMI-PUBLIC USES					
- Hospitals		X	X	X	
- Schools/Colleges	X			X	
- Parks and Recreation Areas					X
- Government Facilities (e.g., civil defense quarters, fire and police stations, government offices)		X	X	X	
- Utilities (e.g., power plants (nuclear fossil fuel) gas and electric lines and stations, large dams, radio/ TV/microwave centers and lines, aqueducts, pipelines, sewage treatment facilities, gas stations, waterworks)		X	X	X	
- Roads and Highways		X	X	X	
- Railroads			X	X	
- Airports			X	X	
- Assembly Halls (e.g., theaters, auditoriums)	X			X	
- Refuse Disposal Sites					X
- Cemeteries					X
Undeveloped Land					
- Agriculture					X

TABLE 6

RECOMMENDED LEVELS OF FACILITY PROTECTION

Land Use Group	Facility Type	Facility	Appropriate Recurrence Interval (Years)	Magnitude by fault: Elsinore
A	Emergency Services	Hospitals, Fire Stations, Police Stations, CO HQ, Lifeline - Gas Electric, Water, Ambulance Services, Emergency Broadcast Systems, Lifeline Telephone Systems, Power Plants (Nuclear, Fossil Fuel), Dams, Reservoirs.	Maximum Credible	7.0
B	Critical Facilities	Schools, Theaters, Auditoriums, Utility Substations, Sewage Treatment Plants, Waterworks, Local Gas and Electric Lines, Major Highways, Bridges, Tunnels, Aqueducts, Pipelines, Public Service Facilities, Public Assembly w/ Capacity of 100 or more.	200-500	6.0
C	Normal Facilities			
	Category 1	Heavy Industrial, Office Buildings, Commercial Centers, Hotels and Motels, Parks and Financial Establishments, High Density Residential, Public Service Stations, Health Care Clinics.	100-200	5.5
D	Category 2	Light Industrial, Low Density, Residential, Warehousing and Storage, Agricultural, Parks, Convenience Centers.	50-100	5.0

TABLE 7

HAZARD COMPARISON OF NON-EARTHQUAKE-RESISTIVE BUILDINGS

Simplified Description of Structural Type	Relative Damagability (in order of increasing susceptibility to damage)
Small wood-frame structures, i.e. dwellings not over 3,000 sq. ft. and not over 3 stories	1
Single or multistory steel-frame buildings with concrete exterior walls, concrete floors, and concrete roof. Moderate wall openings	1.5
Single or multistory reinforced-concrete buildings with concrete exterior walls, concrete walls, and concrete roof. Moderate wall openings	2
Large area wood-frame buildings and other wood frame buildings	3 to 4
Single or multistory steel-frame buildings with unreinforced masonry exterior wall panels; concrete floors and concrete roof	4
Single or multistory reinforced-concrete frame buildings with unreinforced masonry exterior wall panels, concrete floors and concrete roof	5
Reinforced concrete bearing walls with supported floors and roof of any material (usually wood)	5
Buildings with unreinforced brick masonry having sand-line mortar; and with supported floors and roof of any material (usually wood)	7 up
Bearing walls of unreinforced adobe, unreinforced hollow concrete block, or unreinforced hollow clay tile	Collapse hazard in moderate shocks

This table is intended for buildings not containing earthquake bracing, and in general, is applicable to most older construction. Unfavorable foundation conditions and/or dangerous roof tanks can increase the earthquake hazard greatly.

V RELATIONSHIPS TO OTHER GENERAL PLAN ELEMENTS

The Seismic Safety and Safety Elements are the major natural hazards analysis in the General Plan and, as such, have important policy implications for other Elements in the Plan. In particular, the Seismic Safety and Safety Elements provide significant information for the Land Use, Housing, Open Space, and Circulation Elements. It is recommended that these Elements be prepared or revised to give specific recognition to the policies adopted in the Seismic Safety and Safety Elements.

The Land Use Element will be influenced most directly by the recommendations of Policy 5.0 to regulate land use in areas of significant natural hazards. The Land Use Element may also recommend land use controls for those areas in which "stacking" or combinations of individual hazard zones result in a high level of overall hazard. Figure 5 shows the effects of "stacking" on various land uses.

The policies of these Elements provide input to the Housing Element primarily by recommending design and construction modifications. The following recommendations pertain directly to the Housing Element:

1. All new construction should conform to the revised Uniform Building Code Earthquake Regulations.

2. Existing high occupancy residential structures found to be seismically vulnerable should be strengthened or replaced or their occupancy level should be reduced.

3. Construction on the 100-year flood plain should provide adequate flood-proofing, if other flood control measures are not implemented.

4. Combustible roofs should be prohibited in areas of high fire hazard.

The Seismic Safety and Safety Element identify certain areas which should be considered for open space designation a part of the Open Space Element. These areas include lands designated as high landslide risk areas, areas of high liquefaction potential, the 100-year flood plain, and areas subject to inundation immediately beneath major dams.

	BUILDING TYPE/LAND USE	SEISMIC, SECONDARY SEISMIC, AND FLOOD HAZARDS ZONES (SHOWN ON PLATES I AND II.)																																				
		1/ IHZ	2/ IA	IB	IC	ID	IE	IIA	IIB	IIC	IID	IIE	IIIA	IIIB	IIIC	IIID	IIIE	IVA	IVB	IVC	IVD	IVE	VA	VB	VC	VD	VE	3/ H+	H-	M	L	N	4/ LL	L	5/ 100F			
EMERGENCY FACILITIES	Hospitals, Fire Stations, Police Stations, Civil Defense Headquarters, Lifeline Systems for Gas, Electric, Water, Telephone, Emergency Broadcast Systems, Ambulance Services, Power Plants (Nuclear, Fossil Fuel), Dams, Reservoirs.	⊗						○	⊘		⊘	⊗																⊗	⊘	○	○	⊘	⊗	⊘	⊗			
CRITICAL FACILITIES	Schools, Theaters, Auditoriums, Utility Substations, Sewage Treatment Plants, Waterworks, Local Gas and Electric Lines, Major Highways, Bridges, Tunnels, Aqueducts, Pipe Lines, Public Service Facilities, Public Assembly-Capacity of 100 or more.	⊗						⊘	○		⊘	⊘																⊘	⊘	○	⊘	⊘	⊘	○	⊘			
NORMAL FACILITIES	Category 1 Heavy Industrial, Office Buildings, Commercial Centers, Hotels and Motels, Banks and Financial Establishments, High Density Residential, Service Stations, Healthcare Clinics.	⊘						⊘	○		⊘	⊘																⊘	○	○	⊘	⊘	⊘	○	○			
	Category 2 Light Industrial, Low Density Residential, Warehousing and Storage, Agriculture, Parks.	○						⊘	⊘		○	⊘																⊘	○	○	⊘	⊘	○	○	○			

Explanation

⊘ Generally Suitable ○ Provisionally Suitable ⊘ Generally Unsuitable ⊗ Restricted

Notes: This Chart is for General Land Use Planning only. Suitability for specific uses on a particular site must be confirmed by further investigation. An area evaluated as generally unsuitable for a particular use does not necessarily preclude the use if no other suitable alternative sites are available, provided that all potential hazards can be mitigated. In the case of restricted areas, mitigation is extremely difficult and in some instances, impossible.

1/ Hazard Management Zone 2/ Ground shaking zones 3/ Landslide risk zones 4/ Liquefaction potential zones 5/ 100-year flood zone

Figure 5. Land use/Risk Matrix

The Circulation Element should recognize that the transportation network in Corona and within adjoining areas of Riverside County will be hard hit in the event of a major earthquake or flood. An earthquake will affect primarily freeway overpasses, road bridges, and railroad grade crossings. The effects expected will be similar to what occurred in the Sylmar-San Fernando Valley area of Southern California in the 1971 earthquake. The response spectra presented in the Technical Section of the Seismic Safety Element should be used by structural engineers in the evaluation of existing freeway overpasses and other important grade separations. New construction of bridges, overpasses, and other grade crossings should also utilize seismic response design criteria.

In the event of a 100-year flood, Highway 91 north of the City can expect to be inundated. This is expected to have an important impact on potential evacuation of the area, and alternate evacuation measures should be planned.

CITY OF CORONA

GENERAL PLAN

APPENDIX

CITY OF CORONA

GENERAL PLAN

APPENDIX

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1. LAND USE ELEMENT RESOLUTION 86-101
2. CIRCULATION ELEMENT APPENDIX
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5. GENERAL PLAN AMENDMENTS

1. LAND USE ELEMENT RESOLUTION 86-101

RESOLUTION NO. 86-101

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA APPROVING A PROPOSED AMENDMENT TO THE CITY'S GENERAL PLAN BY AMENDING THERETO THE LAND USE ELEMENT OF THE GENERAL PLAN (GPA-85-6)

WHEREAS, the Planning Commission of the City of Corona has approved and recommended to the City Council, after eight public hearings thereon, an amendment to the Land Use Element of the City's General Plan consisting of revisions to the General Plan map and text referred to as GPA-85-6; and

WHEREAS, the Planning Commission transmitted its recommendations to the City Council and recommended therein that the Council approve changing the land use and circulation designations on GPA-85-6 and amending the General Plan text; and

WHEREAS, on June 4, 1986, continued to June 18, 1986, this Council held a properly noticed public hearing on this proposed amendment, and, after such hearing and full discussion, referred certain modifications to the plan back to the Planning Commission; and

WHEREAS, the Planning Commission heard the proposed modifications on June 24, 1986, and recommended to the City Council that it follow the Planning Commission's original recommendation; and

WHEREAS, the City Council reconvened the public hearing on July 2, 1986, continued from June 18, 1986, and received the

report from the Planning Commission, in addition to further testimony, including a request for adoption of subsequent modifications to the General Plan map and text, such modifications being in substantial compliance with those previously considered by the Planning Commission; and

WHEREAS, an Environmental Impact Report was prepared for the proposed General Plan Amendment and certified by the City Council on November 6, 1985, and none of those factors listed in Public Resource Code Section 21166 has occurred which would require further environmental review; and

WHEREAS, GPA-85-6 promotes levels of urban residential development throughout South Corona, previously established Specific Area Plans are no longer valid and have been deleted from the General Plan text; and

WHEREAS, implementation of this General Plan Amendment shall be through a Community Facilities Plan, therefore no subsequent General Plan Amendment, Specific Plans or Zone Changes shall be accepted for filing until such Community Facilities Plan is adopted by the City Council; and

WHEREAS, the City Council, in approving GPA-85-6, determines that the City's Prequalification Ordinance (Title 18) shall not apply to GPA-85-6, the previously established Development Phasing Overlay and references thereto in the text are no longer appropriate and have been deleted from the text;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Corona that it hereby approves and adopts an amendment to the City's General Plan by amending thereto the Land Use

and Circulation Elements of the General Plan as set forth in GPA-85-6, attached as Exhibits A and B and incorporated herein by reference.

ADOPTED this 16th day of July, 1986.

S. R. al Lopez
Mayor of the City of Corona, California

ATTEST:

Diedre' D. Lingenfelter
City Clerk of the City of
Corona, California

CERTIFICATION

I, DIEDRE' D. LINGENFELTER, City Clerk of the City of Corona, California, do hereby certify that the foregoing Resolution No. 86-101 was regularly introduced and adopted by the City Council of the City of Corona, California, at an adjourned regular meeting thereof held on the 16th day of July, 1986, by the following vote of the Council:

AYES:	COUNCILMEN DEININGER, FRANKLIN, LOPEZ, G. MILLER AND W. MILLER
NOES:	NONE
ABSENT:	NONE
ABSTAINED:	NONE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 18th day of July, 1986.

Diedre' D. Lingenfelter
City Clerk of the City of Corona, California

CITY OF CORONA

REQUEST FOR COUNCIL ACTION

PREPARED BY: Planning Department

DATE: July 10, 1986

DATE OF COUNCIL ACTION_____

_____

_____

_____
CITY CLERK

SUBJECT: GPA-85-6: Upon motion of the Planning Commission, as initiated by the City Council of the City of Corona, California, it is hereby proposed to consider amending the City's Land Use and Circulation Elements of the General Plan as identified below.

Item A: Is a proposal to change the Land Use Plan designation on approximately 4,900 acres in the South Corona Agricultural Area from A (Agricultural/Rural Residential 1 du/5 ac), Low Density Residential (0.6 du/ac), and General Community Commercial to approximately 740 acres of Low Density Residential 0-6 du/ac) 1,862 acres of Low-Medium Residential (3-8 du/ac), 475 acres of Medium Density Residential (6-15 du/ac), 1,753 acres of Estate Residential (0-3 du/ac), and 70 acres of commercial and institutional uses.

Item B: Is a proposal to amend the Circulation Element within the South Corona Agricultural Area incorporating additional streets and modifying the configuration of existing streets within the Circulation Master Plan, consistent with the proposed land use plan for the South Corona Agricultural area.

APPROVED: W. Vetterman by DK _____ _____
DEPARTMENT HEAD CITY MANAGER CITY CLERK

RECOMMENDED ACTIONS:

Three separate, but related, actions are before the City Council regarding GPA-85-6:

1. That the City Council adopt a Resolution approving the Findings and Statements of Overriding Considerations regarding the environmental effects of the South Corona General Plan Amendment 85-6, as contained in Exhibit C and direct Staff to file a Notice of Determination;

2. That the City Council adopt a Resolution approving GPA-85-6, a proposal to amend the City's General Plan by changing the Land Use and Circulation Elements of the City's General Plan and revise the General Plan text in accordance with Exhibits A and B of GPA-85-6;

3. That the City Council authorize staff to prepare and distribute a Request for Proposals to prepare the Community Facilities Plan for South Corona, as required to implement the General Plan.

BACKGROUND:

The following exhibits are attached:

1. Exhibit A, Land Use and Circulation Plan for GPA-85-6.
2. Exhibit B, Revised General Plan Text.
3. Exhibit C, Resolution adopting Statement of Findings and Overriding Considerations.
4. Exhibit D, Community Facilities Plan Outline.
5. Exhibit E, Recommended Land Use Plan and text changes presented by CALOA and Citizens for Quality Growth at the July 2, 1986 meeting.

1. FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS:

The California Environmental Quality Act (CEQA) requires that prior to project approval, findings must be made as to whether each significant effect identified in the EIR for this project will be mitigated and why alternatives which could reduce environmental impacts were rejected in favor of the project. If there are unavoidable project impacts which remain unmitigated, the City must make findings of overriding considerations which support that the impacts are acceptable in light of the project benefits derived.

The Final EIR for GPA-85-6 was certified on November 6, 1985. Exhibit C is a resolution setting forth the findings and statements of overriding considerations for this project.

Exhibit C is organized into three basic sections. Section A summarizes the impacts identified in the EIR and the mitigation measures applied. The EIR finds that all impacts have been mitigated, although not to a level of insignificance. Section B states the Benefits of the Project which outweigh the unavoidable impacts that are not fully mitigated. Section C addresses the reasons why project alternatives are not feasible in reducing the impacts identified due to overriding social, economic or other considerations.

2. LAND USE, CIRCULATION ELEMENT AND GENERAL PLAN TEXT:

At its meeting of July 2, 1986, the City Council was presented with a modification to the Land Use and Circulation Plan originally recommended by the Planning Commission. This proposed plan, along with recommended provisions for the General Plan Text, was presented by representatives of CALOA and Citizens for Quality Growth and is included as Exhibit E.

The Council directed Staff to prepare a resolution reflecting the proposed plan and incorporate additional text changes. Exhibits A (Land Use Map) and B (General Plan Text Modifications) represent GPA-85-6 as currently being considered by the Council.

There are two components of the Land Use Element text which have been deleted from the General Plan as part of GPA-85-6. These are the provisions for Specific Area Plans and the Development Phasing Overlay.

Specific Area Plans (not to be confused with Specific Plans) were formed to address the enclaves of existing residential development in the predominantly agricultural area South of Ontario Avenue. These areas were allowed to develop at residential densities greater than 1 unit/5 acres, but to rural standards. The Specific Area Plans were intended to confine residential development to a limited area, so as not to interfere with on-going agricultural operations. As the General Plan designations for this area now dictates suburban residential development, the Specific Area Plans no longer serve this intended purpose, and have therefore been deleted.

The second component is the Development Phasing Overlay and narrative text which divided the City into four sub-categories: Development Area 1A, 1B, 2A and 2B. These Development Areas are no longer applicable in that phasing of development within the City is based in compliance with the PQE Ordinance and the provision of master planned facilities. The text has been revised to reflect this change. An additional component of the Phasing Program as amended by GPA-85-6 is the phasing of residential units within the South Corona Planning Area, with a maximum count of 12,500 units.

3. COMMUNITY FACILITIES PLAN:

At the February 11, 1986 meeting of the Planning Commission, the Commission was presented with the concept of the Community Facilities Plan as an implementation mechanism for the General Plan Amendment. An outline of the scope of the plan is provided as Exhibit D. The Commission reviewed the scope and recommended it be forwarded to the City Council to authorize distributing a request for proposals and preparation of the plan by a consultant. Page 24 of the proposed General Plan text (Exhibit B) requires the preparation this comprehensive plan prior to individual development proposals, in order to assure overall coordinated development consistent with community planning objectives. The Community Facilities Plan will also serve as the mechanism to rezone the project site, consistent with the General Plan. In order to insure that the objectives of this master plan for South Corona is applied consistently for all new development. The General Plan text (Page 24) requires that no applications for General Plan Amendments, Zone Changes, or Specific Plans will be accepted for filing until the Community Facilities Plan is adopted by the City Council.

vc/
CA5133

cc: City Clerk

RESOLUTION NO._____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA APPROVING A PROPOSED AMENDMENT TO THE CITY'S GENERAL PLAN BY AMENDING THERETO THE LAND USE ELEMENT OF THE GENERAL PLAN (GPA-86-5)

WHEREAS, the Planning Commission of the City of Corona has approved and recommended to the City Council, after eight public hearings thereon, an amendment to the Land Use and Circulation Elements of the City's General Plan consisting of revisions to the General Plan map and text referred to as GPA-85-6;

WHEREAS, the Planning Commission transmitted its recommendations to the Council and recommended therein that the Council approve changing the land use and circulation designations on GPA-85-6 and amending the General Plan text;

WHEREAS, on June 4, 1986 continued to June 18, 1986, this Council held a properly noticed public hearing on this proposed amendment, and after such hearing and full discussion, referred certain modifications to the plan back to the Planning Commission;

WHEREAS, the Planning Commission heard the proposed modifications on June 24, 1986, and recommended to the City Council that it follow the Planning Commission's original recommendation;

WHEREAS, the City Council held a properly noticed public hearing on July 2, 1986 and received the report from the Planning Commission, in addition to further testimony, including a request for adoption of subsequent modifications to the General Plan map and text, such modifications being in substantial compliance with those previously considered by the Planning Commission;

WHEREAS, an EIR was prepared for the proposed GPA and certified by the City Council on November 6, 1985, and none of those factors listed in Public Resource Code Section 21166 has occurred which would require further environmental review;

WHEREAS, GPA-85-6 promotes levels of urban residential development throughout South Corona, previously established Specific Area Plans are no longer valid and have been deleted from the General Plan text;

WHEREAS, implementation of this General Plan Amendment shall be through a Community Facilities Plan, therefore no subsequent General Plan Amendment, Specific Plans or Zone Changes shall be accepted for filing until such Community Facilities Plan is adopted by the City Council;

WHEREAS, the City Council, in approving GPA-85-6, determines that the City's Prequalification Ordinance (Title 18) shall apply City wide, the previously established Development Phasing Overlay and references thereto in the text are no longer appropriate and have been deleted from the text;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Corona that it hereby approves and adopts an amendment to the City's General Plan by amending thereto the Land Use and Circulation Map, and various amendments to the General Plan text as set forth in GPA-85-6, attached as Exhibits A & B and incorporate herein by reference.

ADOPTED this 16th day of July 1986.

_____

Mayor of the City of Corona, California

ATTEST:

_____

City Clerk of the City of Corona
California

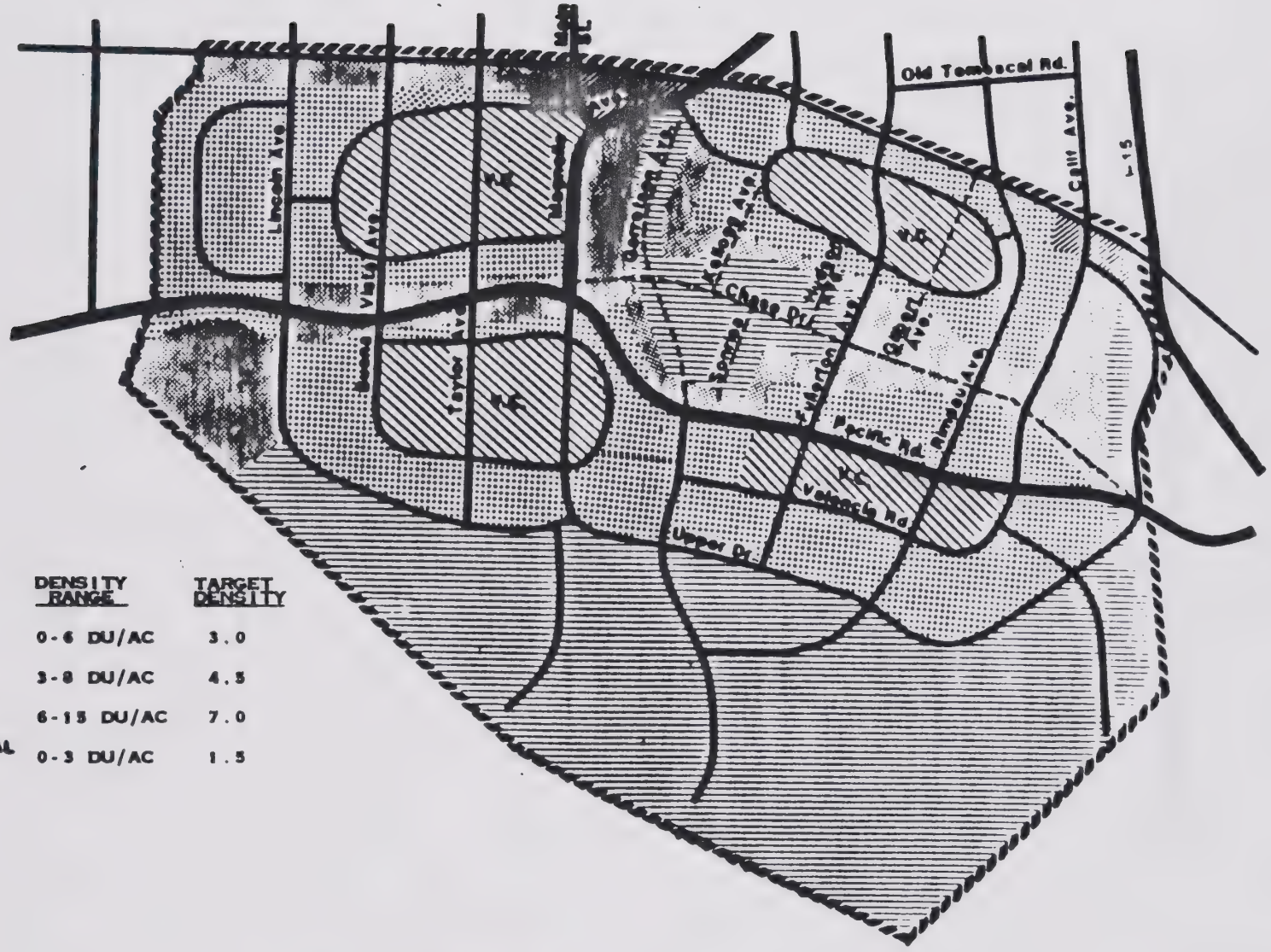


EXHIBIT A

LAND USE PLAN

2. CIRCULATION ELEMENT APPENDIX

Table A-1: Existing and Projected Truck Traffic on Freeways and Highways

Date: 5-6-74 Dist-Co-Rte: 08-Riv-1-15
Description: Rte 71N to Rte 91

Hour	1974 Trucks per Hour	1995 Trucks per Hour
2400	0	0
0100	0	57
0200	0	41
0300	0	111
0400	25	131
0500	0	131
0600	25	258
0700	72	353
0800	146	295
0900	25	168
1000	146	258
1100	25	258
1200	48	278
1300	72	185
1400	72	185
1500	97	242
1600	48	242
1700	25	168
1800	121	295
1900	0	74
2000	48	148
2100	0	74
2200	0	74
2300	25	74

Table A-2: Existing and Projected Truck Traffic on Freeways and Highways

Date: 5-6-74 Dist-Co-Rte: 08-Riv-60
Description: I-15E to I-10

Hour	1974 Trucks per Hour	1995 Trucks per Hour
2400	53	101
0100	84	160
0200	64	122
0300	53	101
0400	34	65
0500	61	116
0600	40	77
0700	90	172
0800	78	149
0900	100	190
1000	76	146
1100	67	128
1200	90	172
1300	83	157
1400	75	143
1500	67	128
1600	78	148
1700	58	110
1800	50	95
1900	39	74
2000	40	77
2100	45	86
2200	65	125
2300	67	128

Table A-3: Existing and Projected Truck Traffic on Freeways and Highways

Date: 5-6-74 Dist-Co-Rte: 08-Riv-71
Description: Rte 15 to Rte 79

Hour	1974 Trucks per Hour	1995 Trucks Per Hour
2400	0	0
0100	0	0
0200	0	0
0300	11	16
0400	11	16
0500	12	16
0600	12	16
0700	0	0
0800	12	16
0900	12	15
1000	24	32
1100	12	15
1200	12	15
1300	12	15
1400	24	32
1500	0	0
1600	0	0
1700	0	0
1800	0	0
1900	11	15
2000	0	0
2100	0	0
2200	0	0
2300	0	0

Table A-4: Existing and Projected Truck Traffic on Freeways and Highways

Date 5-6-74 Dist-CO-Rte: 08-Riv-74
Description: Orange Co. Line to Rte 71

Hour	1974 Trucks per Hour	1995 Trucks per Hour
2400	0	0
0100	0	0
0200	0	0
0300	0	0
0400	0	0
0500	10	23
0600	10	23
0700	0	0
0800	10	23
0900	0	0
1000	10	23
1100	20	45
1200	41	91
1300	0	0
1400	30	68
1500	0	0
1600	10	23
1700	10	23
1800	11	23
1900	0	0
2000	0	0
2100	0	0
2200	0	0
2300	0	0

Table A-5: Existing and Projected Truck Traffic on Freeways and Highways

Date 5-6-74 Dist-Co-Rte: 08-Riv-79
Description: Rte 15 to Rte 74

Hour	1974 Trucks per Hour	1995 Trucks per Hour
2400	0	0
0100	0	0
0200	0	0
0300	0	0
0400	0	0
0500	24	58
0600	25	58
0700	0	0
0800	8	19
0900	0	0
1000	8	19
1100	0	0
1200	16	38
1300	25	58
1400	41	96
1500	33	77
1600	8	19
1700	8	19
1800	0	0
1900	8	19
2000	0	0
2100	0	0
2200	0	0
2300	0	0

Table A-6: Existing and Projected Truck Traffic on Freeways and Highways

Date: 5-6-74 Dist-Co-Rte: 08-Riv-91
Description: Orange County Line to Rte 71 (East Junction)

Hour	1974 Trucks per Hour	1995 Trucks per Hour
2400	128	250
0100	117	229
0200	117	229
0300	112	218
0400	133	260
0500	154	302
0600	202	395
0700	293	572
0800	288	562
0900	320	624
1000	368	718
1100	421	822
1200	336	655
1300	368	718
1400	282	551
1500	277	541
1600	288	562
1700	192	374
1800	202	395
1900	155	301
2000	181	353
2100	149	291
2200	112	218
2300	133	260

3. HOUSING ELEMENT APPENDIX

CORONA HOUSING

Zones 1, 2 and 3

- Mixed land use
- Remnant housing from agricultural period plus 50's infill, a MHP and some new apartment complexes.
- Vacant areas available for development
- Encroaching commercial and manufacturing

Smith - Railroad - Lincoln - Freeway

- Mostly manufacturing
- Housing cluster on Railroad at Ott - deteriorating (1950's)
- Housing on Garfield and Grant (Just north of railroad)
- 1900-1930's - majority dilapidated
  - -- three sound houses on Grant
  - -- both streets designated as "Circle City Property Exchange" (371-6611)

Lincoln - Railroad - Vicentia - Freeway

- Mixed age 1920's to low 1950's
- Along railroad, 1950's 50% excellent to minor repair, 50% moderate to major repair; boarded up structure near Lincoln
- Violet Street -- 1920's - '50's: 10% dilapidated; all need moderate to major repair.
  -- "Corona West" MHP - west maintained; 25% minor paint and fix.
- Buena Vista -- 40% excellent to minor repairs; 60% moderate to major (mostly older homes 1920's)
- Vicentia -- 1920's to '50's: 60% excellent to minimum; 40% moderate to major.

Vicentia - Railroad - Grand - Freeway

- Cota -- '20's to '40's - 50% rehabilitated and maintained - 50% moderate to major repair.
- Merrill & Sheridan -- 1920's - 1940's, 10% excellent; 40% minor; 40% moderate to major; 10% dilapidated.

- Grand Boulevard & Victoria Avenue -- 10% excellent; 60% moderate to major; 30% dilapidated.

Smith - Freeway - Lincoln - Sixth

- D Street/Garfield Apartments -- low income, painted over
- C Street/Grant -- Minor to moderate repair needed.
- Mixed age housing with new apartment infills and MHP
- Agnes -- 50% minor to moderate
- D Street and Pleasant View -- 10% dilapidated; 30% deteriorated; 60% minor to moderate

Lincoln - Freeway - Vicentia - Sixth

- MHP -- well maintained
- Mixed age housing and new apartments
- '50's and '60's housing -- 50% minor to moderate repair
- Older homes -- 70% minor to moderate
- Several dilapidated structures os Buena Vista

Vicentia - Freeway - Main - Sixth

- Mixtures age and condition
- Mainly single family with some apartments
- 15% dilapidated; 50% deteriorated; 25% minor to moderate; 10% excellent
- Apartments at Cota & 3rd dilapidated or deteriorating
- Several dilapidated pm 4th between Sheridan and Miami
- Several deteriorating on 4th between Sheridan and Vicentia
- Possible roominghouses (dilapidated and deteriorating) at 5th and Belle

Main - Freeway - E. Grand - Sixth

- Mixed age 1900's - 1950's; dense population - Hispanic
- Older housing in deteriorating to dilapidated condition
- Newer housing better maintained

- Overall conditions improve southward, more rehabilitation evident
- 1950's housing; 60% excellent; 40% minor to moderate
- Older: 30% need minor to moderate; 40% deteriorating need major work; 30% dilapidated.
- Worse conditions from Third to Freeway
- Dilapidated on Romona, Third and Victoria

Lincoln - Sixth - Vincentia - Olive

- Mixed age 1900's to 1930's from Ninth north (old one); bungalows 5% dilapidated; 35% moderate to major; 40% minor; 20% okay.
- 1940's - 1960's -- 30 to 40% need minor to moderate.
- Worst area between Harris and Vincentia and Ninth through Sixth.
- Overall 5% dilapidated; 10% major; 30% moderate; 30% minor; 25% okay.

Vicentia - Sixth - Main - Olive

- Older housing north of Tenth -- mostly '20's to '30's bungalows
- Ninth Street towards Vicentia has several dilapidated and deteriorating.
- Tenth Street -- 1940's well maintained
- Overall for area north of Tenth -- 50% dilapidated; 15% deteriorated; 30% minor to moderate; 50% okay.
- South of Tenth -- 1940's to 1950's -- Kelly Avenue, many will have to replace roofs in near future; Olive/Kelley - large Victorian in deterioration condition

Main - Sixth - Grand - Olive

- 1890's - 1930's in various states.
- Some apartments and 1980's infill
- Numerous rehabilitations
- Conditions decline towards Sixth and eastward to Grand.
- Many fine Victorians in disrepair.
- Conditions improve southward, upslope; houses on southern section of Grand are beautifully restored

Taylor - Citron - Main - Ontario

- 1950's - 1970's
- 1960's -- 30% need roofs; 10% paint
- 1950's -- 30% need paint; fix up

Main - Rancho Road - Garretson - Ontario

- 1950's - 1970's -- 20% need paint
- 1960's -- 30% need roofs

- Deteriorating apartments and dilapidated Victorian - Seventh and Fuller
- Dilapidateds on Joy
- Deteriorated roominghouse at Sixth and Victoria.
- Overall 25% excellent; 40% minor to moderate repair; 25% deteriorated; 10% dilapidated.

Lincoln - Olive - Buena Vista - Citron

- 1950's - '60's
- Mainly paint and roof requirements
- 10 to 30% need minor to moderate repairs
- Conditions decline westward towards Lincoln

Buena Vista - Olive - Taylor - Citron

- 1920's - 1970's
- 1970's – 15% paint
- Older homes 20% minor and 10% moderate

Taylor - Olive - Main - Citron

- Citron north to Francis – 1960's and '70's; 10% roof and paint
- Francis north to Olive – mixed age with 10% deterioration; 30% moderate; 40% minor; 20% okay.

Main - Olive - Garretson - Citron

- Along Olive from Victoria to Main -- 1900's to 1930's 30% need minor to moderate repair
- Kendall from Main to Victoria – 30% need moderate repairs
- Francis, southward to Citron -- 1950's - '60's 20% need roofs and 10% paint

Lincoln - Citron - Buena Vista - Ontario

- 1960's - 1980's – 10% roof and paint
- About a third of this area is 1960's housing with shake roofs that will need replacing in near future.

RIVERSIDE COUNTY

	CITY	1984 EMPLOYMENT	2010 EMPLOYMENT	EMPLOYMENT INCREASE 1984-2010	PERCENTAGE INCREASE
1	BANNING	5,026	12,273	7,247	144
2	BEAUMONT	2,353	5,463	3,110	132
3	BLYTHE	3,400	4,600	1,200	35
4	CATHEDRAL CITY	2,623	4,335	1,712	65
5	COACHELLA	2,000	3,700	1,700	85
6	CORONA	15,825	30,553	14,728	93
7	DESERT HOT SPRINGS	1,470	2,490	1,020	69
8	HEMET	8,429	30,824	22,395	266
9	INDIAN WELLS	675	1,380	705	104
10	INDIO	9,300	14,000	4,700	51
11	LAKE ELSINORE	2,400	6,474	4,074	170
12	NORCO	5,000	9,600	4,600	92
13	PALM DESERT	6,616	15,000	8,384	127
14	PALM SPRINGS	24,678	45,000	20,322	82
15	PERRIS	4,800	21,831	17,031	355
16	RANCHO MIRAGE	5,263	9,997	4,734	90
17	RIVERSIDE	80,682	154,311	73,629	91
18	SAN JACINTO	2,000	8,015	6,015	301
19	LA QUINTA	780	5,000	4,220	541
20	MORENO VALLEY	4,000	8,000	4,000	100
21	UNINCORPORATED	59,680	84,154	24,474	41
	RIVERSIDE COUNTY SUMMARY:	247,000	477,000	230,000	93

POPULATION AND HOUSING BY CITY

DRAFT (2-19-87)

RIVERSIDE COUNTY

	HOUSING				POPULATION			
	HSG 1984	HSG 2010	GROWTH 84-2010	%GROWTH 84-2010	POP 1984	POP 2010	GROWTH 84-2010	%GROWTH 84-2010
BANNING	6636	20164	13528	203.86	15732	46969	31237	198.56
BEAUMONT	3020	8116	5096	168.73	7567	19686	12119	160.16
BLYTHE	2655	4577	1922	72.39	7516	11682	4166	55.43
CATHEDRAL CITY	7883	18477	10594	134.39	15171	34146	18975	125.08
COACHELLA	2832	10319	7487	264.38	11981	35799	23818	198.80
CORONA	13807	33291	19484	141.12	41665	87462	45797	109.92
DESERT HOT SPR.	4071	12508	8437	207.25	7575	22606	15031	198.43
HEMET	15073	49058	33985	225.47	26363	96005	69642	264.17
INDIAN WELLS	2646	13545	10899	411.90	1883	12786	10903	579.00
INDIO	9457	24207	14750	155.97	26601	61125	34524	129.79
LA QUINTA	3719	14769	11050	297.12	6195	24617	18422	297.36
LAKE ELSINORE	4213	20516	16303	386.96	8472	45194	36722	433.45
MORENO VALLEY	20392	71368	50976	249.98	58010	163091	105081	181.14
NORCO	5459	13043	7584	138.93	21838	42858	21020	96.26
PALM DESERT	12304	50922	38618	313.86	14553	66220	51667	355.03
PALM SPRINGS	26443	57569	31126	117.71	37720	85594	47874	126.92
PERRIS	3123	4603	1480	47.38	8288	9990	1702	20.54
RANCHO MIRAGE	7918	21799	13881	175.31	7275	23917	16642	228.76
RIVERSIDE	66074	95001	28927	43.78	179707	230828	51121	28.45
SAN JACINTO	3772	12286	8514	225.71	8906	29679	20773	233.25
UNINCORPORATED	105240	328490	223250	212.13	244447	805992	561545	229.72
COUNTY TOTAL	326737	884627	557890	170.75	757465	1956248	1198783	158.26

POPULATION	SAMPLE (1)	100% (3)
TOTAL	37791	37791
HOUSEHOLD	37468	37472
GROUP QUARTERS	323	319
INSIDE UA (7)	37791	100.0
OUTSIDE UA		
IN PLACE	0	.0
RURAL FARM	0	.0
RURAL NONFARM	0	.0

SPANISH ORIGIN BY RACE (13)

	SPANISH ORIGIN
WHITE	5000
BLACK	7
IND, ESK & ALEUT	151
ASIAN & PAC ISL.	0
OTHER	5258
TOTAL SPANISH	10416

RACE (11)

WHITE	31284
BLACK	257
AMERICAN INDIAN	358
ESKIMO	0
ALEUT	0
JAPANESE	170
CHINESE	63
FILIPINO	69
KOREAN	28
ASIAN INDIAN	75
VIETNAMESE	40
HAWAIIAN	23
GUAMANIAN	46
SAMOAN	6
OTHER ASIAN	37
OTHER	5335

NOT OF SPANISH ORIGIN (13)

WHITE	26284
BLACK	250
IND, ESK & ALEUT	207
ASIAN & PAC ISL.	557
OTHER	77

LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH (18)

SPEAK ONLY ENGLISH 26476 77.2 %

	SPEAK ENGLISH				
	VERY WELL	WELL	NOT WELL	NOT AT ALL	TOTAL
INDIAN & ALASKAN	0	0	0	0	0
CHINESE	9	11	26	0	46
FRENCH	51	42	0	0	93
GERMAN	105	0	0	0	105
GREEK	12	6	0	0	18
ITALIAN	89	24	10	0	123
JAPANESE	10	4	0	0	14
KOREAN	0	0	15	0	15
PHILIPPINE	6	0	0	0	6
POLISH	12	11	0	0	23
PORTUGESE	27	14	0	0	41
RUSSIAN	0	0	10	0	10
SPANISH	3418	1603	1221	686	6928
VIETNAMESE	0	7	0	0	7
YIDDISH	0	0	0	0	0
OTHER	271	78	23	0	372
TOTAL	4010	1800	1305	686	7801
%	51.4	23.1	16.7	8.8	

CHILDREN EVER BORN (21)

	FEMALES 15-44	%
NONE	3376	36.2
1	1483	15.9
2	2254	24.2
3	1296	13.9
4	548	5.9
5	198	2.1
6	95	1.0
7+	78	.8

ACREAGE OF PROPERTY & FARM RESIDENCE (25,26)

	PERSONS	%	HOUSEHOLDS
CITY OR SUBURBAN LOT OR PLACE OF < 1 ACRE	35839	95.7	11405
PLACE OF 1 TO 9 ACRES:			
RURAL FARM	0	.0	0
NONFARM	935	2.5	332
PLACE OF 10+ ACRES:			
RURAL FARM	0	.0	0
NONFARM	694	1.9	261

PERSONS IN FAMILY BY FAMILY INCOME (23,24)

FAMILY INCOME	2	3	4	5	6	7+	TOTAL
$ < 5,000	235	156	74	44	32	14	555
$ 5,000 - 9,999	449	218	120	121	9	40	957
$10,000 - 14,999	374	326	271	163	29	32	1195
$15,000 - 19,999	405	314	278	139	96	87	1319
$20,000 - 24,999	492	346	498	250	69	51	1706
$25,000 - 34,999	517	553	675	343	93	83	2264
$35,000 - 49,999	382	220	284	159	79	41	1165
$50,000 - 74,999	106	57	86	79	59	16	403
$75,000 +	21	31	21	34	6	8	121
MEDIAN	20230	21250	24280	24096	25114	20929	

TOTAL POPULATION 37791

POPULATION BY AGE (1,2,5,6)

AGE	TOTAL	MALE	FEMALE
0 - 2	2040	1107	933
3 - 4	1474	799	675
5	755	392	363
6	712	362	350
7 - 9	2190	1141	1049
10 - 11	1418	700	718
12 - 13	1361	660	701
14	777	399	378
15	752	453	299
16 - 17	1569	778	791
18	847	419	428
19	646	287	359
20	615	299	316
21	608	330	278
22 - 24	1839	879	960
25 - 29	3213	1456	1757
30 - 34	3597	1830	1767
35 - 39	2782	1424	1358
40 - 44	2092	1077	1015
45 - 49	1542	773	769
50 - 54	1785	879	906
55 - 59	1482	779	703
60 - 61	521	265	256
62 - 64	508	215	293
65 - 69	900	388	512
70 - 74	721	307	414
75 - 79	511	164	347
80 - 84	226	65	161
85 +	308	128	180
TOTAL	37791	18755	19036
MEDIAN	27.0	26.3	27.6

HOUSEHOLD & FAMILY SIZE (3,4,7,8)

	FAMILIES	%	HOUSEHOLDS	%
1			1876	15.6
2	2981	30.8	3184	26.5
3	2221	22.9	2262	18.9
4	2307	23.8	2421	20.2
5	1332	13.8	1367	11.4
6	472	4.9	509	4.2
7 +	372	3.8	379	3.2
TOTAL	9685		11998	

MARITAL STATUS (12)

	MALE	%	FEMALE	%
SINGLE	3568	27.0	2733	19.7
MARRIED	8506	64.5	8387	60.5
SEPARATED	224	1.7	429	3.1
WIDOWED	190	1.4	1126	8.1
DIVORCED	707	5.4	1194	8.6

NATIVITY & CITIZENSHIP (9)

NATIVE	33700
FOREIGN BORN:	
NATURALIZED	1344
NOT A CITIZEN	2747

YEAR OF IMMIGRATION (10)

1975-1980	985
1970-1974	991
1965-1969	354
1960-1964	684
1950-1959	506
PRE 1950	571

PLACE OF BIRTH (25)

BORN IN STATE	19588
BORN OUT OF STATE:	
NORTHEAST	2720
N. CENTRAL	5472
SOUTH	3403
WEST	2239
BORN ABROAD AT SEA	278
FOREIGN BORN	4091

HOUSEHOLD TYPE & RELATIONSHIP & TYPE OF GROUP QUARTERS (POPULATION AGE 60 AND OVER) (16)

	60-64	65-74	75+	TOTAL
FAMILY HOUSEHOLD:				
HOUSEHOLDER	435	643	300	1378
SPOUSE	286	467	161	914
OTHER RELATIVE	56	104	127	287
NONRELATIVE	18	0	0	18
NONFAMILY HOUSEHOLD:				
HHOLDER LIVING ALONE	199	319	281	799
HHOLDER NOT LIVING ALONE	23	23	16	62
NONRELATIVE	12	26	18	56
GROUP QUARTERS:				
HOME FOR THE AGED	0	39	142	181
OTHER INSTITUTION	0	0	0	0
OTHER GROUP QUARTERS	0	0	0	0

HOUSEHOLD TYPE AND RELATIONSHIP (15)

	TOTAL POP
FAMILY HOUSEHOLD:	
MALE HOUSEHOLDER	8396
FEMALE HOUSEHOLDER	1289
SPOUSE	8147
CHILD OF HOUSEHOLDER	14875
OTHER RELATIVE	1421
NONRELATIVE	447
NONFAMILY HOUSEHOLD:	
MALE HOUSEHOLDER	1072
FEMALE HOUSEHOLDER	1241
NONRELATIVE	580
GROUP QUARTERS	323

RESIDENCE IN 1975 (26)

SAME HOUSE	14734
DIFFERENT HOUSE	
SAME COUNTY	7021
DIFFERENT COUNTY	
SAME STATE	9447
DIFFERENT STATE:	
NORTHEAST	360
N CENTRAL	622
SOUTH	602
WEST	664

FAMILY AND HOUSEHOLD TYPES BY PRESENCE OF CHILDREN (17,18,19)

	FAMILIES	PERSONS IN HOUSEHOLDS	OWN CHILDREN
MARRIED-COUPLE FAMILY:	8238	29838	10492
CHILDREN UNDER 6	2590		
CHILDREN 6-17 ONLY	2478		
NO CHILDREN	3170		
OTHER FAMILY:			
MALE HOUSEHOLDER, NO WIFE:	349	880	234
CHILDREN UNDER 6	75		
CHILDREN 6-17 ONLY	105		
NO CHILDREN	169		
FEMALE HOUSEHOLDER, NO HUSBAND:	1098	3410	1482
CHILDREN UNDER 6	258		
CHILDREN 6-17 ONLY	537		
NO CHILDREN	303		
NONFAMILY HOUSEHOLD:			
MALE HOUSEHOLDER		1803	
FEMALE HOUSEHOLDER		1537	
TOTAL PERSONS IN HOUSEHOLD		37468	

SUBFAMILIES (20,21,22)

	FAMILIES	PERSONS	CHILDREN
MARRIED-COUPLE FAMILY:			
WITH CHILDREN	22		39
WITHOUT CHILDREN	48		
FATHER-CHILD FAMILY	18		
MOTHER-CHILD FAMILY	141		
TOTAL PARENT-CHILD FAM	181		217
TOTAL SUBFAMILIES	229	546	256

TRANSPORTATION TO WORK (39)

	TOTAL	DROVE ALONE	IN CARPOOL
CAR	11892	9269	2623
TRUCK	2422	1901	521
VAN	395	285	110
PUBLIC TRANS:			
BUS-STREETCAR	88		
SUBWAY-TRAIN	0		
RAILROAD	0		
TAXICAB	0		
BICYCLE	105		
MOTORCYCLE	142		
WALKED	341		
OTHER	61		
WORKED AT HOME	204		

SCHOOL ENROLLMENT AND TYPE OF SCHOOL (43)

	PUBLIC	CHURCH RELATED	OTHER PRIVATE
NURSERY SCHOOL	208	302	108
KINDERGARTEN	767	74	6
ELEMENTARY	5157	605	31
HIGH SCHOOL	2734	151	5
COLLEGE 1-2 YEARS	867		68
COLLEGE 3-4 YEARS	433		70
COLLEGE 5 YEARS	230		54

GROUP QUARTERS (24)

MENTAL HOSPITAL	68
HOME FOR THE AGED	188
CORRECT INST	0
OTHER INST	67
MILITARY QUARTERS	0
COLLEGE DORMITORY	0
OTHER	0

YEARS OF SCHOOL COMPLETED (46,47,48)

	MALE				FEMALE			
	18-24	25+	25-44	45-64	18-24	25+	25-44	45-64
MEDIAN	12.2	12.8			12.4	12.5		
NO SCHOOL	18	151			21	174		
ELEMENTARY 1-4YRS	27	280			24	257		
ELEMENTARY 5-7YRS	113	547			52	628		
ELEMENTARY 8YRS (0-8)	5	448(	441	504)	9	558(	364	596)
HIGH SCHOOL 1YR	137	391			58	410		
HIGH SCHOOL 2YRS	181	409			135	706		
HIGH SCHOOL 3YRS (1-3)	403	423(	620	387)	402	616(	897	481)
HIGH SCHOOL 4YRS (4+)	905	2953(	1888	828)	1136	3929(	2505	1142)
COLLEGE 1YR	173	990			227	946		
COLLEGE 2YRS	160	1189			133	816		
COLLEGE 3YRS (1-3)	47	450(	1891	669)	67	381(	1520	435)
COLLEGE 4YRS (4+)	37	685(	947	523)	65	441(	611	273)
COLLEGE 5YRS	8	253			6	289		
COLLEGE 6+YRS	0	581			6	287		

SCHOOL ENROLLMENT, SCHOOL COMPLETED, & LABOR FORCE STATUS (49)

	16-17	18-19	20-21
ARMED FORCES	0	0	0
CIVILIAN:			
ENROLLED IN SCHOOL:			
EMPLOYED	398	325	107
UNEMPLOYED	57	44	0
NOT IN LABOR FORCE	968	251	91
NOT ENROLLED IN SCHOOL:			
HIGH SCHOOL GRAD:			
EMPLOYED	10	350	566
UNEMPLOYED	0	41	72
NOT IN LABOR FORCE	12	99	123
NOT HIGH SCHOOL GRAD:			
EMPLOYED	24	213	132
UNEMPLOYED	21	46	50
NOT IN LABOR FORCE	79	124	82

HOUSEHOLD TYPE BY LABOR FORCE STATUS OF HOUSEHOLDER (52)

	MARRIED COUPLE FAMILY	MALE HOUSEHOLDER FAMILY NO SPOUSE	FEMALE HOUSEHOLDER FAMILY NO SPOUSE	NON-FAMILY HOUSEHOLD
HOUSEHOLDER IN:				
ARMED FORCES	33	0	0	7
CIVILIAN LABOR FORCE:				
EMPLOYED	6938	282	655	1328
UNEMPLOYED	222	29	78	93
NOT IN LABOR FORCE:	1045	38	365	885

LABOR FORCE STATUS (51)

	16-19		20-24		25-34		35-44		45-64		65+	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
ARMED FORCES	0	0	6	0	29	0	5	0	0	0	0	0
CIVILIAN:												
EMPLOYED	683	637	1193	888	3007	1903	2306	1371	2388	1339	206	81
	44.7	41.7	51.0	37.9	57.9	36.6	59.8	35.6	60.8	34.1	67.8	26.6
UNEMPLOYED	109	100	207	53	150	137	82	95	75	127	12	5
	7.1	6.5	8.8	2.3	2.9	2.6	2.1	2.5	1.9	3.2	3.9	1.6
NOT IN LABOR FORCE	692	841	102	613	100	1484	108	907	448	1461	834	1528

...K BY INDUSTRY BY CLASS OF WORKER (56)

	--INDUSTRY EXCEPT AG---			------AGRICULTURE------		
	TOTAL	MALE	FEMALE	TOTAL	MALE	FEMALE
PRIVATE WAGE & SALARY:						
PRIVATE COMPANY	11815	7165	4650	694	542	152
OWN CORPORATION	262	217	45	8	8	0
FEDERAL GOVERNMENT	340	243	97	7	7	0
STATE GOVERNMENT	397	247	150	0	0	0
LOCAL GOVERNMENT	1504	638	866	0	0	0
SELF-EMPLOYED	811	622	189	70	70	0
UNPAID FAMILY	83	18	65	11	6	5

FAMILY TYPE AND WORKERS IN FAMILY (64)

	MARRIED COUPLE FAMILY	MALE HOUSEHOLDER FAMILY NO SPOUSE	FEMALE HOUSEHOLDER FAMILY NO SPOUSE
0 WORKERS	625	20	205
1 WORKER	2594	192	561
2 WORKERS:		118	240
HUSBAND/WIFE	3487		
OTHER	490		
3+ WORKERS:		19	92
HUSBAND/WIFE	849		
OTHER	193		

OCCUPATION BY SEX (57)

	TOTAL	MALE	FEMALE
EXECUTIVE, ADMINISTRATIVE, AND MANAGERIAL:			
PUBLIC	49	49	0
MANUFACTURING	319	267	52
RETAIL,SELF-EMPLOYED	25	7	18
RETAIL,SALARIED	220	125	95
OTHER	678	465	213
MANAGEMENT RELATED	328	197	131
PROFESSIONAL:			
ARCHITECTS	4	4	0
ENGINEERS	373	373	0
SURVEYORS	0	0	0
NAT SCI & MATHEMATICIANS	179	141	38
HEALTH DIAGNOSIS	93	86	7
HEALTH ASSESSMENT	226	43	183
TEACHERS,ELEM & SECONDARY	468	153	315
OTHER TEACHERS,LIBRARIAN	144	82	62
SOCIAL SCIENTIST	25	14	11
SOC. RECREATION & RELIG	167	104	63
LAWYERS & JUDGES	21	17	4
WRITERS, ARTISTS, ENTERTAINERS & ATHLETES	126	77	49
TECHNICIANS:			
HEALTH EXCL NURSES	84	30	54
LICENSED NURSES	21	7	14
OTHER	368	302	66
SALES:			
SUPERVISORS,SELF-EMPLOYED	71	55	16
SUPERVISORS,SALARIED	205	151	54
REPRESENTATIVES:			
FINANCE & BUSINESS	347	231	116
COMMODITIES EXC RETAIL	227	195	32
WORKERS:			
RETAIL	510	246	264
NON RETAIL	58	34	24
CASHIERS	281	34	247
SALES RELATED	0	0	0
ADMINISTRATIVE SUPPORT:			
SUPERVISORS	126	57	69
COMPUTER OPERATORS	37	19	18
SECRETARIES & TYPISTS	596	0	596
BOOKKEEPERS & ACCOUNTANTS	336	35	301
FINANCIAL PROCESSORS	83	0	83
MAIL & MESSAGE DIST	43	31	12
MATERIAL RECORDING	341	191	150
OTHER	826	111	715

	TOTAL	MALE	FEMALE
SERVICE:			
PRIVATE HOUSEHOLD	51	0	51
POLICE,FIREFIGHTERS	169	163	6
GUARDS	63	51	12
OTHER PROTECTIVE	66	66	0
FOOD	655	193	462
HEALTH	201	6	195
BUILDING CLEANERS	306	265	41
PERSONAL	347	41	306
FARMING, FORESTRY, & FISHING:			
FARM MANAGERS	97	90	7
OTHER FARM	438	366	72
RELATED AGRICULTURAL	158	148	10
FORESTRY & LOGGING	0	0	0
FISHING,HUNTING,TRAPPING	0	0	0
CRAFT & REPAIR:			
AUTO MECHANIC	116	116	0
OTHER MECHANICS	463	458	5
CARPENTERS	253	237	16
OTHER CONSTRUCTION	658	648	10
EXTRACTORS	25	25	0
PRECISION PRODUCTION:			
SUPERVISORS	544	484	60
METAL WORKERS	145	139	6
PLANT & SYSTEM OPERATORS	22	22	0
OTHER	199	101	98
OPERATORS:			
MACHINE EXC PRECISION	795	529	266
FABRICATORS,ASSEMBLERS	341	204	137
PRODUCTION INSPECTORS	195	82	113
TRANSPORTATION & MATERIAL MOVERS:			
VEHICLE OPERATORS	530	451	79
OTHER TRANSPORTATION	7	7	0
MATERIAL MOVERS	240	230	10
HANDLERS, HELPERS, & LABORERS:			
HELPERS	25	25	0
CONSTRUCTION LABORERS	113	113	0
FREIGHT & STOCK HANDLERS	282	220	62
VEHICLE & EQUIP CLEANERS	35	35	0
MISCELLANEOUS MANUAL	458	335	123

INDUSTRY BY SEX (58)

	TOTAL	MALE	FEMALE
AGRICULTURE	790	633	157
FORESTRY & FISHERIES	6	6	0
MINING	59	53	6
CONSTRUCTION	1152	1017	135
NONDURABLE MANUFACTURING:			
FOOD & KINDRED PRODUCTS	244	199	45
TEXTILE MILL PRODUCTS	5	5	0
APPAREL & OTHER FINISHED	45	14	31
PRINTING & PUBLISHING	214	126	88
CHEMICALS	154	111	43
PAPER	153	146	7
PETROLEUM & COAL	20	15	5
OTHER	221	113	108
DURABLE MANUFACTURING:			
FURNITURE, LUMBER	339	291	48
PRIMARY METAL	261	213	48
FABRICATED METAL	311	223	88
MACHINERY, EXC ELECTRICAL	415	306	109
ELECTRICAL MACHINERY	405	296	109
MOTOR VEHICLES	70	35	35
OTHER TRANSPORTATION EQUIPMNT	671	566	105
MISCELLANEOUS MANUFACTURING	75	56	19
OTHER	498	370	128
NON SPECIFIED MANUFACTURING	55	37	18
RAILROADS	18	18	0
TRUCKING	275	240	35
U.S. POSTAL SERVICE	58	53	5
OTHER TRANSPORTATION	162	83	79
COMMUNICATIONS	226	120	106
UTILITY & SANITARY SERVICES	176	150	26
WHOLESALE TRADE	799	572	227
RETAIL TRADE:			
GENERAL MERCHANDISE	307	81	226
FOOD,BAKERY,DAIRY STORES	613	384	229
AUTO DEALERS, GAS STATIONS	330	257	73
EATING & DRINKING PLACES	730	251	479
OTHER	707	362	345
BANKING & CREDIT	247	71	176
INSURANCE, REAL ESTATE	578	276	302
SERVICES:			
BUSINESS	496	301	195
REPAIR	222	183	39
PRIVATE HOUSEHOLD	69	7	62
OTHER PERSONAL	313	112	201
ENTERTAINMENT & RECREATIONAL	169	76	93
HOSPITAL	555	78	477
HEALTH, EXC HOSPITAL	384	89	295
ELEMENTARY & SECONDARY SCHOOLS:			
GOVERNMENT	85	44	41
PRIVATE	1091	371	720
OTHER EDUCATIONAL	6	6	0
SOCIAL & RELIGIOUS	300	102	198
LEGAL, ENGINEERING & OTHER	191	131	60
PUBLIC ADMINISTRATION	732	534	198

USUAL HOURS WORKED PER WEEK BY WEEKS WORKED (60)

	USUALLY WORKED 1 TO 34 HOURS		USUALLY WORKED 35 + HOURS	
WEEKS	MALE	FEMALE	MALE	FEMALE
50 TO 52	389	652	6756	2785
48 TO 49	97	80	548	298
40 TO 47	174	305	915	618
27 TO 39	215	377	482	511
14 TO 26	262	457	414	501
1 TO 13	223	523	235	468

LABOR FORCE STATUS & UNEMPLOYMENT (59,62)

	TOTAL	MALE	FEMALE
WKD W/O UNEMPLOYMENT	14725	8694	6031
UNEMPLOYMENT & NO WRK	302	114	188
NOT IN LABOR FORCE	7727	1920	5807
LENGTH OF UNEMPLOYMENT:			
1 TO 4 WEEKS	1224	580	644
5 TO 14 WEEKS	1357	807	550
15 + WEEKS	1279	741	538

PERSONS WITH WORK DISABILITY (66)

	MALE	FEMALE
CIVILIAN EMPLOYED	487	215
CIVILIAN UNEMPLOYED	56	38
NOT IN LABOR FORCE:		
PREVENTED FROM WORKING	316	522
NOT PREVENTED FROM WRKING	45	145

PUBLIC TRANSPORTATION DISABILITY & WORK DISABILITY (67)

	16-59		60-64	
	MALE	FEMALE	MALE	FEMALE
PUBLIC TRANSPORTATION DISABILITY:				
WORK DISABILITY	76	99	19	34
NO WORK DISABILITY	7	22	0	0
NO PUB TRANS DISABILITY	11051	11233	461	515

HOUSEHOLD AND FAMILY INCOME

	HOUSEHOLDS (71)			FAMILIES (82)				
				AGE OF HOUSEHOLDER				
	TOTAL	OWNER	RENTER	TOTAL	15-24	25-44	45-64	65+
LESS THAN $2,500	289	169	120	177	20	92	48	17
$2,500 TO $4,999	911	371	540	378	59	187	61	71
$5,000 TO $7,499	677	307	370	454	74	172	87	121
$7,500 TO $9,999	679	316	363	503	60	231	81	131
$10,000 TO $12,499	826	379	447	616	94	304	119	99
$12,500 TO $14,999	752	403	349	579	46	285	142	106
$15,000 TO $17,499	781	485	296	631	52	407	127	45
$17,500 TO $19,999	797	525	272	688	70	426	137	55
$20,000 TO $22,499	1035	789	246	877	54	530	241	52
$22,500 TO $24,999	943	742	201	829	54	553	197	25
$25,000 TO $27,499	862	722	140	769	17	452	273	27
$27,500 TO $29,999	638	529	109	605	7	373	205	20
$30,000 TO $34,999	939	814	125	890	38	594	234	24
$35,000 TO $39,999	666	601	65	617	3	266	272	76
$40,000 TO $49,999	588	571	17	548	6	232	261	49
$50,000 TO $74,999	467	429	38	403	0	150	232	21
$75,000 OR MORE	148	126	22	121	0	76	41	4
MEDIAN (72)	20693	23831	12643					
MEAN (73)	22718	26257	14841	MEAN 24536	14604	24626	29011	17826

HOUSEHOLD INCOME BY TYPE (77)

HOUSEHOLD INCOME TYPE	MEAN
WAGE OR SALARY	22096
NONFARM SELF-EMPLOYMENT	15108
FARM SELF-EMPLOYMENT	13560
INTEREST,DIVIDEND, OR NET RENTAL	2241
SOCIAL SECURITY	4267
PUBLIC ASSISTANCE	2874
OTHER	3574

MEDIAN FAMILY INCOME BY FAMILY TYPE BY PRESENCE AND AGE OF CHILDREN (86)

	MARRIED COUPLE FAMILY	MALE HHOLDER, NO WIFE FAMILY	FEMALE HHOLDER, NO HUSBAND FAMILY
WITH CHILDREN < 6YRS	20981	13750	6181
WITH CHILDREN 6 - 17YRS	27052	20729	10309
WITHOUT OWN CHILDREN	23727	19583	14661

MEDIAN FAMILY INCOME BY NUMBER OF WORKERS (89,90,91)

	MEDIAN
TOTAL	22328
0 WORKERS	8043
1 WORKER	19528
2 WORKERS	24912
3 + WORKERS	33912

UNRELATED INDIVIDUALS MEDIAN INCOME (93)

	MEDIAN
MALES:	
15 - 64	13043
65 +	4523
FEMALES:	
15 - 64	6788
65 +	4844

PER CAPITA INCOME (101)

TOTAL	7251
IN HOUSEHOLD	7294
IN GROUP QTRS.	2279

POVERTY STATUS

AGE OF HOUSEHOLDER, POVERTY STATUS, AND RECEIPT OF SOCIAL SECURITY & PUBLIC ASSISTANCE (106,107,108,109)

	FAMILIES			UNRELATED INDIVIDUALS		
	INCOME BELOW POVERTY	INCOME BETWEEN 100 - 124 % OF POVERTY	INCOME 125% AND ABOVE POV	INCOME BELOW POVERTY	INC BETWEEN 100 -124 % OF POVERTY	INCOME 125% AND ABOVE POV
HOUSEHOLDER AGE 15-59:						
WITH SOCIAL SECURITY	58			27		
BELOW POVERTY,EXCL SOCIAL SECURITY		14	48		26	20
ABOVE POVERTY,EXCL SOCIAL SECURITY		0	310		0	14
W/O SOCIAL SECURITY	655	213	7009	368	127	1676
HOUSEHOLDER AGE 60+:						
WITH SOCIAL SECURITY	78			111		
BELOW POVERTY,EXCL SOCIAL SECURITY		38	243		154	251
ABOVE POVERTY,EXCL SOCIAL SECURITY		0	577		5	194
W/O SOCIAL SECURITY	26	18	398	77	43	100
ALL FAMILIES:						
W/ PUBLIC ASSISTANCE	220			60		
BELOW POVERTY,EXCL PUBLIC ASSISTANCE		18	94		114	76
ABOVE POVERTY,EXCL PUBLIC ASSISTANCE		13	364		13	75
W/O PUBLIC ASSISTANCE	597	252	8127	523	228	2104

FAMILIES BELOW POVERTY BY PRESENCE AND AGE OF CHILDREN (112)

	TOTAL FAMILIES	FAMILIES W/FEM HOUSEHOLDER NO HUSBAND
RELATED CHILDREN:		
0 - 5 AND 6 - 17	234	83
0 - 5 ONLY	183	72
6 - 17 ONLY	266	147
NONE	134	12

PERSONS BELOW POVERTY BY AGE (114)

	TOTAL	MALE	FEMALE
0 - 15	1523	806	717
16 - 21	390	200	190
22 - 39	973	343	630
40 - 59	472	219	253
60 - 64	128	32	96
65 - 74	145	103	42
75 +	76	6	70

PERSONS AGE 60 AND OVER BELOW POVERTY BY AGE, HOUSEHOLD TYPE, & RELATIONSHIP (115)

	FAMILY HOUSEHOLD			NONFAMILY			
	HOUSEHOLDER	OTHER RELATIVES	NONRELATIVES	HOUSEHOLDER LIVING ALONE	HOUSEHOLDER NOT LIVING ALONE	NONRELATIVE	IN GROUP QUARTERS
60 - 64	32	20	0	57	7	12	0
65 - 74	50	30	0	59	0	6	0
75 +	22	7	0	42	0	5	0

PAGE 1 STF4 HOUSING A PLACE - CORONA CITY

TOTAL HOUSING UNITS	
100% COUNT (109)	12530
UNWEIGHTED SAMPLE (110)	2006
WEIGHTED SAMPLE (1)	12530
YEAR-ROUND (3)	12530
SEASONAL & MIGRATORY (2)	0

RACE/ETHNICITY OF HOUSEHOLDER (114,115,116)

	TOTAL	OWNER	%	RENTER	%
WHITE	10237	7205	70.4	3032	29.6
WHITE, NON-SPANISH	8969	6437	71.8	2532	28.2
BLACK	90	42	46.7	48	53.3
BLACK, NON-SPANISH	80	42	52.5	38	47.5
AMERICAN INDIAN	115	42	36.5	73	63.5
ESKIMO	0	0	.0	0	.0
ALEUT	0	0	.0	0	.0
AMERICAN IND, ESKIMO, & ALEUT, NON-SPANISH	84	42	50.0	42	50.0
JAPANESE	55	38	69.1	17	30.9
CHINESE	22	6	27.3	16	72.7
FILIPINO	17	17	100.0	0	.0
KOREAN	5	5	100.0	0	.0
ASIAN INDIAN	23	17	73.9	6	26.1
VIETNAMESE	7	7	100.0	0	.0
HAWAIIAN	13	13	100.0	0	.0
GUAMANIAN	12	0	.0	12	100.0
SAMOAN	0	0	.0	0	.0
OTHER ASIAN	8	8	100.0	0	.0
ASIAN & PAC ISLANDER, NON-SPANISH	162	111	68.5	51	31.5
OTHER	1360	652	47.9	708	52.1
OTHER, NON-SPANISH	18	5	27.8	13	72.2
TOTAL SPANISH	2637	1409	53.4	1228	46.6
MEXICAN	2413	1300	53.9	1113	46.1
PUERTO RICAN	15	8	53.3	7	46.7
CUBAN	31	13	41.9	18	58.1
OTHER SPANISH	178	88	49.4	90	50.6

OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE

HOUSEHOLD INCOME (22)	VEHICLES 0	1	2	3	4+
$ 0 - 4,999	448	545	111	78	9
$ 5,000 - 9,999	225	795	280	68	7
$10,000 - 14,999	45	808	508	204	17
$15,000 - 19,999	32	497	701	271	87
$20,000 - 29,999	17	581	1699	873	249
$30,000 - 39,999	0	128	844	403	239
$40,000 - 49,999	0	37	237	212	99
$50,000 - 74,999	0	37	181	149	108
$75,000 +	0	14	22	80	19
UNITS IN STRUCTURE (13)					
1, DETACHED	341	1748	3682	2028	802
1, ATTACHED	34	266	176	83	4
2	52	113	79	12	6
3 - 4	150	396	202	43	17
5 - 9	44	183	107	26	5
10+	88	427	201	84	0
MOBILE HOMES	58	309	136	62	0
PERSONS IN UNIT (17)					
1	434	1209	215	37	7
2	162	993	1416	525	94
3	64	515	921	541	198
4	18	429	1040	687	231
5	61	168	666	313	146
6 +	28	128	325	235	158

TOTAL OCCUPIED HOUSING UNITS

HOUSE HEATING FUEL (14)	UNITS IN STRUCTURE 1 DETACHED	1 ATTACHED	2	3-4	5-9	10+	MOBILE HOMES
UTILITY GAS	7973	495	239	733	316	567	551
BOTTLED, TANK OR LP GAS	53	0	0	0	0	0	14
ELECTRICITY	451	50	14	54	35	213	0
FUEL OIL, KEROSENE	0	0	0	8	0	0	0
COAL OR COKE	0	0	0	0	0	0	0
WOOD	59	0	0	0	0	6	0
OTHER	0	0	0	0	0	0	0
NONE	65	18	9	13	14	14	0

	YEAR HOUSEHOLDER MOVED INTO UNIT					
	1979 - 1980	1975 - 1978	1970 - 1974	1960 - 1969	1950 - 1959	PRE 1949
UNITS IN STRUCTURE (11)						
TOTAL OCCUPIED UNITS						
1	1862	3335	1693	1465	535	274
2	156	61	13	26	0	6
3 - 4	416	264	68	29	18	13
5 - 9	191	135	10	11	11	7
10 +	389	275	67	60	0	9
MOBILE HOMES	121	190	184	62	8	0
OWNER OCCUPIED						
1	1068	2620	1510	1350	505	238
2	17	17	0	4	0	6
3 - 4	36	14	13	7	10	0
5 - 9	17	9	0	0	5	0
10 +	6	29	29	20	0	9
MOBILE HOMES	95	182	166	62	8	0
RENTER OCCUPIED						
1	794	715	183	115	30	36
2	139	44	13	22	0	0
3 - 4	380	250	55	22	8	13
5 - 9	174	126	10	11	6	7
10 +	383	246	38	40	0	0
MOBILE HOMES	26	8	18	0	0	0
AGE OF HOUSEHOLDER(21)						
TOTAL OCCUPIED UNITS						
15 - 24	667	270	5	26	16	0
25 - 34	1262	1528	428	59	6	7
35 - 44	567	1166	626	371	38	21
45 - 54	273	570	382	469	93	15
55 - 64	192	415	327	367	162	44
65 +	174	311	267	361	257	222
OWNER OCCUPIED						
15 - 24	133	58	5	7	0	0
25 - 34	596	1024	344	26	6	0
35 - 44	255	910	605	358	24	8
45 - 54	134	415	321	456	93	15
55 - 64	79	287	270	336	162	32
65 +	42	177	173	260	243	198
RENTER OCCUPIED						
15 - 24	534	212	0	19	16	0
25 - 34	666	504	84	33	0	7
35 - 44	312	256	21	13	14	13
45 - 54	139	155	61	13	0	0
55 - 64	113	128	57	31	0	12
65 +	132	134	94	101	14	24
MEDIAN PERSONS PER UNIT (20)						
TOTAL OCCUPIED	2.7	3.1	3.4	2.7	2.1	1.8
OWNER OCCUPIED	3.1	3.4	3.7	2.8	2.1	1.8
RENTER OCCUPIED	2.4	2.8	1.8	1.4	3.7	1.4

HOUSING UNIT VALUE AND MONTHLY OWNER COSTS (SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS) (29)

	HOUSING UNIT VALUE												
OWNER COSTS	$ 0- 10,000	10,000- 14,999	15,000- 19,999	20,000- 24,999	25,000- 29,999	30,000- 34,999	35,000- 39,999	40,000- 49,999	50,000- 79,999	80,000- 99,999	100,000- 149,999	150,000- 199,999	200,000+
$ 0 - 99	7	34	13	34	11	43	34	155	292	9	8	0	0
$100 - 199	7	26	17	25	23	13	31	98	397	106	53	18	27
$200 - 299	0	2	0	0	18	8	12	31	645	271	90	0	10
$300 - 399	0	0	0	5	4	9	0	41	389	252	74	26	0
$400 - 499	0	0	0	0	6	0	0	17	479	429	94	11	6
$500 - 749	0	0	0	0	0	0	0	8	550	871	285	20	11
$750 +	0	0	0	0	0	0	0	0	154	260	224	28	20
TOTAL UNITS	14	62	30	64	62	73	77	350	2906	2198	828	103	74

GROSS RENT AND BEDROOMS (SPECIFIED RENTER-OCCUPIED HOUSING UNITS) (33)

	GROSS RENT									
BEDROOMS	$ 0- 99	100- 149	150- 199	200- 249	250- 299	300- 349	350- 399	400- 499	500+	NO CASH RENT
0	0	64	54	29	28	9	0	0	0	0
1	36	166	313	234	200	43	24	13	9	9
2	12	84	226	249	415	408	107	128	26	37
3	6	7	44	52	35	39	47	128	216	23
4	0	0	0	0	9	0	20	47	190	0
5 +	0	0	0	0	0	0	0	0	9	0
TOTAL UNITS	54	321	637	564	687	499	198	316	450	69

MONTHLY RESIDENTIAL ENERGY COSTS AS PERCENTAGE OF HOUSEHOLD INCOME (OCCUPIED HOUSING UNITS) (35)

	PERCENTAGE							NOT
OCCUPIED UNITS	0	.1 - 2	3 - 4	5 - 9	10 - 14	15 - 19	20+	COMPUTED
TOTAL	279	5497	3241	1921	440	195	319	72
OWNER	34	4068	2295	1102	193	121	202	37
RENTER	245	1429	946	819	247	74	117	35

HOUSEHOLD INCOME AND PLUMBING FACILITIES (OCCUPIED HOUSING UNITS W/HOUSEHOLDER OR SPOUSE AGE 60+) (57)

	COMPLETE PLUMBING FOR EXCLUSIVE USE		LACKING COMPLETE PLUMBING FOR EXCLUSIVE USE	
HOUSEHOLD INCOME	1 PERSON	2+ PERSONS	1 PERSON	2+ PERSONS
$ 0 - 4,999	493	107	0	10
$ 5,000 - 9,999	208	327	0	0
$10,000 - 14,999	46	312	0	8
$15,000 - 19,999	16	171	0	0
$20,000 - 24,999	32	134	0	0
$25,000 - 29,999	8	151	0	0
$30,000 +	29	291	0	0

POVERTY STATUS BY HOUSING CHARACTERISTICS (TOTAL OCCUPIED HOUSING UNITS - 1979 INCOME)

ENERGY COSTS AS % OF HOUSEHOLD INC (47)	INCOME BELOW POVERTY	INCOME BETWEEN 100 & 124% OF POVERTY	INCOME 125% OF POVERTY AND ABOVE
0	40	57	182
.1 - 2	55	9	5433
3 - 4	91	91	3059
5 - 9	253	296	1372
10 - 14	174	58	208
15 - 19	130	37	28
20 +	278	4	37
NOT COMPUTED	72	0	0
AGE OF HOUSEHOLDER (51)			
< 55	781	279	7805
55 < 59	52	18	788
60 < 64	91	67	491
65 < 74	110	108	773
75 +	59	80	462
SELECTED CHARACTERISTICS (49)			
LACKING COMPLETE PLUMBING	4	6	20
1.01+ PERSONS/ROOM	231	101	588
UNIT BUILT BEFORE 1940	161	103	910
LACKING CENTRAL HEATING	284	178	1074
NO VEHICLE AVAILABLE	280	126	361
SUMMARY OF SELECTED CHARACTERISTICS (50)			
NONE PRESENT	503	245	8143
1 OF 5 PRESENT	326	153	1537
2 OF 5 PRESENT	174	113	524
3 OF 5 PRESENT	74	35	92
4 OF 5 PRESENT	16	0	23
5 OF 5 PRESENT	0	6	0
HOUSING UNIT VALUE (SPECIFIED OWNER-OCCUPIED NONCONOMINIUM HOUSING UNITS) (44)			
$ < 10,000	0	0	14
$ 10,000 - 29,999	49	33	136
$ 30,000 - 49,999	45	45	410
$ 50,000 - 79,999	159	65	2682
$ 80,000 - 99,999	76	19	2103
$100,000 - 149,999	19	9	800
$150,000 +	14	6	157
GROSS RENT (SPECIFIED RENTER-OCCUPIED HOUSING UNITS) (45)			
$ < 100	23	0	31
$100 - 149	36	44	241
$150 - 199	173	76	388
$200 - 249	86	42	436
$250 - 299	68	44	575
$300 - 399	130	36	531
$400 - 499	34	21	261
$500 +	55	26	369
NO CASH RENT	18	8	43

	YEAR STRUCTURE BUILT							
UNITS IN STRUCTURE (YEAR-ROUND UNITS) (10)	1979-1980	1975-1978	1970-1974	1960-1969	1950-1959	1940-1949	PRE 1940	TOTAL
1, DETACHED	227	1623	1306	2830	1288	732	907	8913
1, ATTACHED	29	155	211	34	82	40	51	602
2	35	0	13	27	14	66	118	273
3 - 4	10	36	121	469	141	22	82	881
5 - 9	0	42	94	160	28	45	23	392
10 +	21	38	172	435	155	22	38	881
MOBILE HOMES ****	17	159	240	121	42	4	5	588
CONDOMINIUMS (4)	6	106	154	0	0	0	0	266
HOUSING UNIT VALUE (OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS) (26)								
$ < 10,000	0	0	0	0	0	7	7	14
$ 10,000 - 29,999	0	5	19	25	33	29	107	218
$ 30,000 - 49,999	0	5	22	63	156	112	142	500
$ 50,000 - 79,999	7	321	482	1149	592	172	183	2906
$ 80,000 - 99,999	23	778	457	757	141	20	22	2198
$100,000 - 149,999	67	246	131	289	44	13	38	828
$150,000 +	17	42	39	44	12	0	23	177
SELECTED MONTHLY OWNER COSTS (OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS) (36)								
$ < 100	0	0	6	70	209	107	248	640
$100 - 199	6	15	72	222	297	107	122	841
$200 - 299	0	50	139	598	193	47	60	1087
$300 - 399	0	149	173	324	93	43	18	800
$400 - 499	8	303	223	359	77	31	41	1042
$500 - 749	31	690	387	536	76	5	20	1745
$750 +	69	190	150	218	33	13	13	686
OCCUPANCY & VACANCY (YEAR-ROUND HOUSING UNITS) (59)								
TOTAL YEAR-ROUND	339	2053	2157	4076	1750	931	1224	12530
VACANT FOR SALE	69	7	15	0	5	0	7	103
VACANT FOR RENT	6	12	15	95	75	18	11	232
OTHER VACANT	51	27	75	18	15	13	32	231
PRICE ASKED (SPECIFIED VACANT-FOR-SALE NONCONDOMINIUM HOUSING UNITS) (74)								
$ < 10,000	0	0	0	0	0	0	0	0
$ 10,000 - 29,999	0	0	0	0	0	0	0	0
$ 30,000 - 49,999	0	0	0	0	0	0	0	0
$ 50,000 - 79,999	0	0	0	0	5	0	0	5
$ 80,000 - 99,999	7	0	11	0	0	0	0	18
$100,000 - 149,999	38	0	0	0	0	0	0	38
$150,000 +	15	0	0	0	0	0	0	15
RENT ASKED (SPECIFIED VACANT-FOR-RENT HOUSING UNITS) (77)								
$ < 100	0	0	0	0	0	0	2	2
$100 - 149	0	0	0	26	7	0	0	33
$150 - 199	0	0	15	15	0	0	0	30
$200 - 249	0	0	0	12	0	8	0	20
$250 - 299	0	0	0	26	40	5	0	71
$300 - 399	6	8	0	12	13	5	9	53
$400 - 499	0	4	0	4	15	0	0	23
$500 +	0	0	0	0	0	0	0	0

OCCUPIED HOUSING UNITS

TOTAL OCCUPIED (1)	11964	%
OWNER OCCUPIED	8052	67.3
RENTER OCCUPIED, WITH CASH	3797	31.7
RENTER OCCUPIED, NO CASH	115	1.0

	TOTAL	OWNER	RENTER
MEDIAN PERSONS PER UNIT (4)	2.9	3.1	2.4
MEDIAN ROOMS PER UNIT (6)	5.5	6.0	4.1

OCCUPIED UNITS BY UNITS IN STRUCTURE AND PERSONS IN UNIT (11)

PERSONS PER UNIT	UNITS IN STRUCTURE: 1, MOBILE HOMES			2 - 4			5 OR MORE			TOTAL		
	TOTAL	OWNER	RENTER	TOTAL	OWNER	RENTER	TOTAL	OWNER	RENTER	TOTAL	OWNER	RENTER
1	1161	835	326	279	18	261	462	27	435	1902	880	1022
2	2553	2109	444	358	53	305	279	53	226	3190	2215	975
3	1814	1460	354	183	26	157	242	5	237	2239	1491	748
4	2136	1749	387	142	13	129	127	12	115	2405	1774	631
5	1266	1045	221	52	0	52	36	14	22	1354	1059	295
6 +	799	606	193	56	14	42	19	13	6	874	633	241

	TOTAL OCCUPIED	OWNER OCCUPIED	RENTER OCCUPIED
PLUMBING FACILITIES (15)			
COMPLETE PLUMBING	11934	8041	3893
COMPLETE PLUMBING(SHARED)	6	0	6
SOME PLUMBING	20	7	13
NO PLUMBING	4	4	0
VEHICLES AVAILABLE (25)			
NONE	767	250	517
1	3442	1628	1814
2	4583	3529	1054
3	2338	1884	454
4 +	834	761	73
YEAR HOUSEHOLDER MOVED INTO UNIT (26)			
1979 - MARCH 1980	3135	1239	1896
1975 - 1978	4260	2871	1389
1970 - 1974	2035	1718	317
1960 - 1969	1653	1443	210
1950 - 1959	572	528	44
PRE 1949	309	253	56

	TOTAL OCCUPIED	OWNER OCCUPIED	RENTER OCCUPIED
HEATING EQUIPMENT (33)			
STEAM OR HOT WATER	113	46	67
CENTRAL FURNACE	7990	6375	1615
ELECTRIC HEAT PUMP	76	45	31
OTHER BUILT-IN ELECTRIC	355	82	273
FLOOR, WALL, OR PIPELESS FURNACE	1894	933	961
ROOM HEATERS W/FLUE	997	357	640
ROOM HEATERS W/O FLUE	163	76	87
FIREPLACE, STOVES, OR PORTABLE ROOM HEATERS	243	118	125
NONE	133	20	113
HOUSE HEATING FUEL (34)			
UTILITY GAS	10874	7583	3291
BOTTLED, TANK, OR LP GAS	67	60	7
ELECTRICITY	817	361	456
FUEL OIL, KEROSENE, ETC.	8	0	8
COAL OR COKE	0	0	0
WOOD	65	28	37
OTHER	0	0	0
NONE	133	20	113

YEAR STRUCTURE BUILT (13, 58)

	1979-1980	1975-1978	1970-1974	1960-1969	1950-1959	1940-1949	PRE 1940
TOTAL OCCUPIED	213	2007	2052	3963	1655	900	1174
MEAN PERSONS	2.7	3.3	3.2	3.1	2.8	2.9	2.9
OWNER OCCUPIED	126	1700	1543	2617	1055	407	604
MEAN PERSONS	2.9	3.4	3.2	3.5	3.1	3.3	3.3
RENTER OCCUPIED	87	307	509	1346	600	493	570
MEAN PERSONS	2.5	2.8	3.1	2.3	2.4	2.6	2.4

HOUSING UNIT VALUE (SPECIFIED OWNER-OCCUPIED) (17,18)

	TOTAL	NON-CONDOMINIUMS	CONDOMINIUMS
$ < 10,000	14	14	0
$ 10,000 - 14,999	62	62	0
$ 15,000 - 19,999	30	30	0
$ 20,000 - 24,999	64	64	0
$ 25,000 - 29,999	62	62	0
$ 30,000 - 34,999	73	73	0
$ 35,000 - 39,999	77	77	0
$ 40,000 - 44,999	146	140	6
$ 45,000 - 49,999	210	210	0
$ 50,000 - 59,999	555	519	36
$ 60,000 - 69,999	1025	987	38
$ 70,000 - 79,999	1461	1400	61
$ 80,000 - 89,999	1394	1364	30
$ 90,000 - 99,999	841	834	7
$100,000 - 124,999	712	706	6
$125,000 - 149,999	122	122	0
$150,000 - 199,999	107	103	4
$200,000 +	74	74	0
TOTAL	7029	6841	188
MEDIAN		78500	72300

HOUSING UNIT RENT (SPECIFIED RENTER-OCCUPIED) (20,21,39,40)

	GROSS	CONTRACT
$ < 50	0	23
$ 50 - 59	0	0
$ 60 - 69	6	22
$ 70 - 79	10	44
$ 80 - 89	11	84
$ 90 - 99	27	11
$100 - 119	106	139
$120 - 139	159	239
$140 - 159	141	297
$160 - 179	195	392
$180 - 199	357	159
$200 - 224	268	324
$225 - 249	296	354
$250 - 274	397	322
$275 - 299	290	391
$300 - 349	499	200
$350 - 399	198	273
$400 - 499	316	413
$500 +	450	39
NO CASH RENT	69	69
TOTAL	3726	3726
MEDIAN	268	234

POVERTY STATUS BY VALUE AND GROSS RENT (1979 INCOME)

HOUSING UNIT VALUE (SPECIFIED OWNER-OCCUPIED NONCONDOMINIUMS) (65)	INCOME BELOW POVERTY	INCOME BETWEEN 100 - 124 % OF POVERTY	INCOME 125 % OF POVERTY
$ < 10,000	0	0	14
$ 10,000 - 29,999	49	33	136
$ 30,000 - 49,999	45	45	410
$ 50,000 - 79,999	159	65	2682
$ 80,000 - 99,999	76	19	2103
$100,000 - 149,999	19	9	800
$150,000 +	14	6	157
HOUSING UNIT RENT (SPECIFIED RENTER-OCCUPIED) (66)			
$ < 100	23	0	31
$100 - 149	36	44	241
$150 - 199	173	76	388
$200 - 249	86	42	436
$250 - 299	68	44	575
$300 - 399	130	36	531
$400 - 499	34	21	261
$500 +	55	26	369
NO CASH RENT	18	8	43

UNITS IN STRUCTURE BY GROSS RENT (SPECIFIED RENTER-OCCUPIED) (85)

	UNITS IN STRUCTURE						
GROSS RENT	1	2-4	5-9	10-49	50+	MOBILE HOMES	BOAT,TENT, VAN,ETC
$ < 100	31	6	4	5	0	8	0
$100 - 149	155	73	14	60	0	19	0
$150 - 199	204	163	70	135	47	18	0
$200 - 249	218	102	69	153	22	0	0
$250 - 299	196	256	81	154	0	0	0
$300 - 349	158	251	20	53	19	0	0
$350 - 399	143	14	23	5	6	7	0
$400 - 499	201	44	42	29	0	0	0
$500 +	399	21	11	13	6	0	0
NO CASH RENT	53	16	0	0	0	0	0

MONTHLY OWNER COSTS FOR SPECIFIED OWNER-OCCUPIED NONCONCOMINIUM HOUSING UNITS

SELECTED MONTHLY OWNER COSTS (53,54)

	OWNER OCCUPIED UNITS WITH A MORTGAGE
$ < 50	0
$ 50 - 99	21
$ 100 - 149	79
$ 150 - 199	406
$ 200 - 249	518
$ 250 - 299	552
$ 250 - 299	400
$ 300 - 349	388
$ 350 - 399	517
$ 400 - 449	525
$ 500 - 599	896
$ 600 - 699	708
$ 700 - 799	380
$ 800 - 899	222
$ 900 - 999	100
$1,000 +	125
MEDIAN	454

	OWNER OCCUPIED NOT MORTGAGED
$ < 50	79
$ 50 - 74	326
$ 75 - 99	214
$100 - 124	197
$125 - 149	69
$150 - 174	77
$175 - 199	13
$200 - 249	12
$250 - 299	5
$300 - 399	12
$400 +	0
MEDIAN	86

SELECTED MONTHLY OWNER COSTS BY HOUSEHOLD TYPE (56)

	FAMILY					NON FAMILY	
	1 PERSON MALE	1 PERSON FEMALE	MARRIED COUPLE	MALE HOUSEHOLDER NO SPOUSE	FEMALE HOUSEHOLDER NO SPOUSE	MALE HOUSEHOLDER	FEMALE HOUSEHOLDER
$ < 100	59	144	345	26	54	12	0
$100 - 199	31	45	651	22	77	6	9
$200 - 299	19	64	858	18	123	5	0
$300 - 399	8	21	704	0	51	6	10
$400 - 499	42	28	860	31	55	11	15
$500 - 749	69	26	1469	40	106	35	0
$750 +	5	7	644	12	6	8	4

SELECTED MONTHLY OWNER COSTS BY AGE OF HOUSEHOLDER (57)

	15-24	25-34	35-44	45-54	55-64	65+
$ < 100	7	27	46	71	138	351
$100 - 199	13	52	149	162	232	233
$200 - 299	0	128	332	308	202	117
$300 - 399	10	243	226	223	88	10
$400 - 499	20	300	415	157	128	22
$500 - 749	56	748	555	246	103	37
$750 +	38	287	212	102	33	14

SELECTED MONTHLY OWNER COSTS AS PERCENTAGE OF HOUSEHOLD INCOME (52)

HOUSEHOLD INCOME	0-9%	10-14%	15-19%	20-24%	25-29%	30-34%	35-39%	40-49%	50% +	NOT COMPUTED
$ < 5,000	9	27	32	26	57	26	0	0	145	33
$ 5,000 - 9,999	65	96	22	26	35	11	23	48	150	0
$10,000 - 14,999	139	64	70	63	38	18	31	77	74	0
$15,000 - 19,999	97	106	113	79	91	77	86	108	71	0
$20,000 - 29,999	297	367	369	383	368	346	152	106	19	0
$30,000 - 39,999	270	226	322	196	110	64	27	0	0	0
$40,000 - 49,999	173	123	119	47	27	8	7	0	0	0
$50,000 - 74,999	186	106	71	5	14	0	0	0	0	0
$75,000 +	66	26	8	0	0	0	0	0	0	0

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TOTAL OCCUPIED UNITS AND PERSONS PER UNIT (42, 43, 45)

HOUSEHOLD INCOME	TOTAL UNITS	OWNER UNITS	RENTER UNITS	1 PERSON UNITS	2 PERSON UNITS	3 PERSON UNITS	4 PERSON UNITS	5 PERSON UNITS	6+ PERSON UNITS
$ < 5,000	1191	506	685	635	231	158	75	43	49
$ 5,000 - 9,999	1375	612	763	408	463	219	140	106	39
$10,000 - 14,999	1582	736	846	337	416	316	262	171	80
$15,000 - 19,999	1588	973	615	228	439	316	271	148	186
$20,000 - 29,999	3419	2696	723	218	870	672	986	462	211
$30,000 - 39,999	1614	1413	201	26	422	375	392	250	149
$40,000 - 49,999	585	564	21	17	194	97	154	56	67
$50,000 - 74,999	475	434	41	24	129	58	98	93	73
$75,000 +	135	118	17	9	26	28	27	25	20

VALUE OF SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM AND CONDOMINIUM HOUSING UNITS (47)

	$ 0-9,999	10,000-14,999	15,000-19,999	20,000-24,999	25,000-29,999	30,000-34,999	35,000-39,999	40,000-49,999	50,000-79,999	80,000-99,999	100,000-149,999	150,000-199,999	200,000+
$ < 5,000	0	27	8	26	0	10	19	54	142	42	19	14	0
$ 5,000 - 9,999	0	16	7	6	21	9	16	56	279	65	6	0	6
$10,000 - 14,999	7	0	10	12	24	21	18	67	325	71	23	9	0
$15,000 - 19,999	0	11	0	13	4	21	18	58	499	181	57	0	7
$20,000 - 29,999	0	8	0	7	7	12	0	67	1077	960	273	35	13
$30,000 - 39,999	7	0	0	0	6	0	0	43	433	560	175	15	11
$40,000 - 49,999	0	0	5	0	0	0	6	7	150	221	101	13	11
$50,000 - 74,999	0	0	0	0	0	0	0	4	123	122	128	5	20
$75,000 +	0	0	0	0	0	0	0	0	13	13	52	16	6

GROSS RENT OF SPECIFIED RENTER OCCUPIED HOUSING UNITS (48)

	$ 0-99	100-149	150-199	200-249	250-299	300-349	350-399	400-499	500 +	NO CASH RENT
$ < 5,000	21	80	187	132	67	97	20	20	14	26
$ 5,000 - 9,999	16	91	185	97	158	84	30	41	52	6
$10,000 - 14,999	5	66	114	173	129	139	50	76	50	15
$15,000 - 19,999	8	33	90	81	196	48	33	47	62	0
$20,000 - 29,999	0	51	42	66	102	107	55	94	179	14
$30,000 - 39,999	0	0	6	8	26	24	5	38	55	8
$40,000 - 49,999	0	0	9	7	5	0	0	0	0	0
$50,000 - 74,999	0	0	4	0	0	0	0	0	34	0
$75,000 +	4	0	0	0	4	0	5	0	4	0

GROSS RENT AS PERCENTAGE OF HOUSEHOLD INCOME (SPECIFIED RENTER-OCCUPIED HOUSING UNITS) (49)

	< 10%	10-14%	15-19%	20-24%	25-29%	30-34%	35-39%	40-49%	50% +	NOT COMPUTED
$ < 5,000	0	0	0	0	15	22	47	72	447	61
$ 5,000 - 9,999	6	0	31	108	78	62	90	180	199	6
$10,000 - 14,999	5	64	115	132	199	119	58	53	57	15
$15,000 - 19,999	32	118	185	139	21	54	28	21	0	0
$20,000 - 29,999	78	127	211	129	120	31	0	0	0	14
$30,000 - 39,999	12	69	67	14	0	0	0	0	0	8
$40,000 - 49,999	21	0	0	0	0	0	0	0	0	0
$50,000 - 74,999	4	30	4	0	0	0	0	0	0	0
$75,000 +	17	0	0	0	0	0	0	0	0	0

HOUSING UNITS W[illegible] HOUSEHOLDER OR SPOUSE AGE 60+

	HOUSEHOLDER OR SPOUSE AGE 60-64, NEITHER AGE 65 OR OLDER					HOUSEHOLDER OR SPOUSE AGE 65 OR OVER				
	TOTAL UNITS	OWNER OCCUPIED UNITS		RENTER OCCUPIED UNITS		TOTAL UNITS	OWNER OCCUPIED UNITS		RENTER OCCUPIED UNITS	
		NUMBER	%	NUMBER	%		NUMBER	%	NUMBER	%
TOTAL (67)	702	504	71.8	198	28.2	1641	1136	69.2	505	30.8
LIVE IN ONE FAMILY HOUSE (68)	522	421	80.6	101	19.3	1103	873	79.1	230	20.9
LIVE IN MOBILE HOME (69)	65	58	89.2	7	10.8	259	222	85.7	37	14.3
LIVE IN CONDOMINIUM (72)	26	18	69.1	8	30.7	33	23	69.6	10	30.3
LIVE IN 4+ STORY STRUCTURE WITH ELEVATOR (77)	0	0	.0	0	.0	0	0	.0	0	.0
LACKING COMPLETE PLUMBING (83)	6	0	.0	6	99.2	12	4	33.2	8	66.4
1.01 OR MORE PERSONS PER ROOM (71)	32	26	81.1	6	18.7	41	15	36.5	26	63.3
LACKING COMPLETE PLUMBING AND 1.01 OR MORE PERSONS PER ROOM (70)	6	0	.0	6	99.2	8	0	.0	8	99.4
NO KITCHEN FACILITIES (73)	7	7	99.3	0	.0	33	10	30.3	23	69.6
NO VEHICLE AVAILABLE (74)	67	21	31.3	46	68.6	419	192	45.8	227	54.2
NO TELEPHONE (75)	37	7	18.9	30	81.0	104	27	25.9	77	74.0
NO CENTRAL HEATING SYSTEM (76)	144	69	47.9	75	52.1	388	182	46.9	206	53.1
NO AIR CONDITIONING (78)	174	103	59.2	71	40.8	531	294	55.4	237	44.6
MEAN HOUSING UNIT VALUE (79,80)		69415					65146			
MEAN HOUSING UNIT RENT (79,80)				259					214	

SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS
HOUSEHOLDERS AGE 65 OR OLDER BY
SELECTED MONTHLY OWNER COSTS (57)

		%
$ < 100	351	44.8
$100 - 199	233	29.7
$200 - 299	117	14.9
$300 - 399	10	1.3
$400 - 499	22	2.8
$500 - 749	37	4.7
$750 +	14	1.8

REDEVELOPMENT AGENCY OF THE CITY OF CORONA
POLICY STATEMENT

LOW AND MODERATE INCOME HOUSING PROGRAM

I. OBJECTIVE

Increase the supply of housing available within Corona to households of low to moderate income.

II. IMPLEMENTATION

Agency will encourage the construction of low and moderate income housing by paying portions of certain City development fees therefore, after first having entered into Assistance Agreement with a developer who agrees to construct Qualified Housing for Eligible Households.

A. Qualified Housing

Qualified Housing is that which is affordable to and available for Eligible Households, under the definitions of Affordable Rent or Affordable Housing Costs (Purchasers) provided and from time to time revised, by regulation of the State Department of Housing and Community Development. Such housing may be single or multi-family, for sale or for rent, so long as it meets the requirements outlined in said regulation.

B. Eligible Households

An Eligible Household is one meeting the definition contained in the State Department of Housing and Community Development's regulations, as they may be periodically amended, for Very Low-, Lower-, and Moderate-Income Households.

C. Assistance Agreement

The Assistance Agreement is the instrument wherein a developer or owner agrees to construct Qualified Housing and to maintain it for the exclusive use of Eligible Households. In return, the Agency agrees to pay to or on behalf of the developer or owner certain City fees assessed during the development process. Agreements will be individually negotiated, but will contain provisions conforming them to this program guide.

At a minimum each Assistance Agreement will specify the rental rates or sales prices of the units to be constructed (with provision for change as state regulations pertaining thereto are revised), the income limits for households to be

served (with the same provision for change), the system to be used for monitoring, penalties for violation of the Agreement, and a term for the agreement of not less than three years.

D. Negotiation of Agreement/Level of Assistance

The precise terms of each agreement will be individually negotiated to permit consideration of all factors related to the proposed project, such as number of units, price or rent level, and type of project. The level of assistance specified in the agreement shall be dependent upon the above factors, but will be generally proportional to the rent or price structure's relationship to affordability based upon median income. However, because the rental and purchase markets differ greatly, projects aimed at each will be treated using separate standards.

1. Level of Assistance for For-Sale Housing. The Agency will pay to or on behalf of the developer, subsequent to the execution of an Assistance Agreement, the total City fees or $3,000, whichever is less, for each unit of Qualified Housing that is to be owned and occupied by Moderate Income Households.

2. Level of Assistance for Rental Housing. The agency will pay to or on behalf of the developer or owner, subsequent to the execution of assistance Agreement, the total City fees or $3,000, whichever is less, for each unit of Qualified Housing that is to be held for the exclusive use of Low Income Households. The level of assistance provided for each unit of Qualified Housing will decrease proportionately to a minimum of $1,500 per unit of housing that is held for the exclusive use of Median Income Households. There will be no assistance provided for units intended for the use of any household with an income level greater than the median for Riverside County.

III. PROGRAM MONITORING

A. Rental Units

The owner will provide to the Agency during the term of an Agreement an annual certificate as to the monthly rent for each unit assisted under this program. In addition, the owner will furnish certification as to the income of each tenant within thirty days of the date that tenant first occupies an assisted unit.

B. Owner Occupied Units

Upon close of escrow, the seller of an assisted unit will provide the Agency with verification of the buyer's income furnished by the mortgage lender. In addition, seller will present the agency a certificate executed by the buyer that the buyer will occupy the assisted unit as his primary place of residence for the period of the Agreement.

IV. ENFORCEMENT

Should any provision of the Assistance Agreement be violated, the Agency may, at its sole option, demand repayment of all fees paid by it on behalf of the violator. Said repayment may include an assessment of interest on the amount "used". When determining the penalty to be levied, the magnitude and gravity of the breach shall be considered.

redev\low\lmprgm

4. NOISE ELEMENT APPENDIX

TECHNICAL APPENDIX

FOR THE

NOISE ELEMENT

FOR THE

CITY OF CORONA

Prepared by:
Mestre Greve Associates

Table of Contents

1.0	*Noise Element Requirements*	*A - 2*
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3.0	*Background on Noise*	*A - 8*
4.0	*Methodology*	*A - 24*
5.0	*Results*	*A - 26*
6.0	*Glossary of Terms*	*A - 39*

CITY OF CORONA NOISE ELEMENT
TECHNICAL APPENDIX

1.0 NOISE ELEMENT REQUIREMENTS

The State of California has mandated that each county and city prepare a Noise Element as part of its General Plan. Section 65302(g) of the California Government Code requires specifically:

"(g) A Noise Element shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

Highways and freeways.

Primary arterials and major local streets.

Passenger and freight on-line railroad operations and ground rapid transit systems.

Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.

Local industrial plants, including, but not limited to, railroad classification yards.

Other ground stationary noise sources identified by local agencies as contributing to the community noise environment.

Noise contours shall be shown for all of the sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (LDN). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive. The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise. The Noise Element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards."

The State Guidelines for Preparation and Content of Noise Elements of the General Plan indicates that the Noise Element should present the noise environment in terms of noise contours. For those areas identified as containing noise-sensitive facilities, the noise environment is determined by monitoring. The purpose of this Technical Appendix is to provide background and supporting information for the City of Corona Noise Element. This Appendix contains background information on noise, information on the health effects of noise, noise assessment criteria, methodology in determining the noise environment, measurement and modeling results, a summary of noise sources in Corona, and a glossary.

2.0 SUMMARY OF NOISE EXPOSURE

The sources of noise in Corona fall into five basic categories. These are: freeway (State Route 91 and Interstate 15); aircraft (from Corona Municipal Airport and other aircraft overflights); major and minor arterial roadways; stationary sources; and railroad sources (from the Atchison Topeka & Santa Fe line that runs through the center of the City). Each of these sources and their impacts on the noise environment of Corona are summarized in the following paragraphs.

Freeways - The City of Corona has two freeways within its borders: State Route 91 and Interstate 15. The Riverside Freeway (SR-91) runs in an east/west direction through the City's center. At various locations, the freeway is at grade with or elevated above the adjacent land uses. There are many residences in close proximity to this freeway. A number of these homes that are located directly adjacent to the freeway are exposed to noise levels in excess of 65 CNEL. Note that noise levels from this freeway are likely to increase in the future due to the freeway widening planned by Caltrans. A noise level of 65 CNEL on a residential land use is commonly considered to be excessive by city and county governments in California.

The Corona Freeway (I-15) currently runs in a northwest/southeast direction from the north City border to the southeast City border and is generally at grade with the adjacent land uses. There are not many residences affected by this freeway now, but this situation will probably change with future development and annexations of residential land uses that will occur southerly along the I-15 corridor. Traffic is expected to increase on this freeway as more residences are constructed in the areas served by the freeway.

Aircraft Operations - Aircraft are a source of noise within the City of Corona. In the City's northwest corner is the Corona Municipal Airport. Operations from the airport overfly Corona's northwestern section. Most of this air traffic is made up of single engine general aviation aircraft. Unfortunately, there is very little information available regarding the noise associated with this airport, therefore only general information is presented in this Technical Appendix.

In 1977, a Master Plan was completed for the airport. The document includes projections for airport noise impacts for years 1982, 1987, and 1997. The 1977 Master Plan predicted a significant increase in the number of annual aircraft operations occurring at the airport. So much so that the construction of an addition runway was strongly suggested. According to a

1987 Master Plan Update, however, operations at the airport have decreased. The update sites economic factors as the main cause of the operations decrease. The update states that operations from 1977 to 1987 dropped from 181,800 to 158,666. This determination, however, did not apparently account for helicopter operations. Current operations data is not available as the airport has no tower to log aircraft operations. The 1977 Aircraft Noise Contours are presented in Exhibit A-1.

Mestre Greve Associates suggests that a new Master Plan should be completed in the near future to accurately determine the existing and future noise impacts of the Corona Municipal Airport.

Major and Minor Arterial Roadways - Traffic noise on surface streets is a significant source of noise within the community. The major roadways in the city, currently or in the future, include: Auburndale Street, Avenida del Vista, Border Avenue, Cota Street, Cresta Road, Foothill Parkway, Fullerton Avenue, Garretson Avenue, Grand Boulevard, Harrison Street, Joy Street, Kellogg Avenue, Lincoln Avenue, Magnolia Avenue, Main Street, Maple Street, McKinley Street, Ontario Avenue, Parkridge Avenue, Promenade Avenue, Railroad Street, Rimpau Avenue, Rincon Street, River Road, Sampson Avenue, Smith Avenue, Yuma Drive, and 6th Street.

Noise levels along roadways are determined by a number of traffic characteristics. Most important is the average daily traffic (ADT). Additional factors include the percentage of trucks, vehicle speed, the time distribution of this traffic and gradient of the roadway.

In general, most of the land uses along the major roadways is commercial and industrial. However, there are a number of single-family homes that are located adjacent to busy street and exposed to noise levels in excess of 65 CNEL.

Stationary Sources - There are many stationary noise sources within the boundaries of the City of Corona. They are primarily located in two locations in the City which cluster around the Atchison Topeka & Santa Fe railroad line that runs through the City. These industrial areas are mostly located away from residential land uses.

Railroad Sources - Atchison Topeka & Santa Fe operates a railroad line that traverses from east to west. This is a main line that serves the many industrial complexes that exist within the

City boundaries.

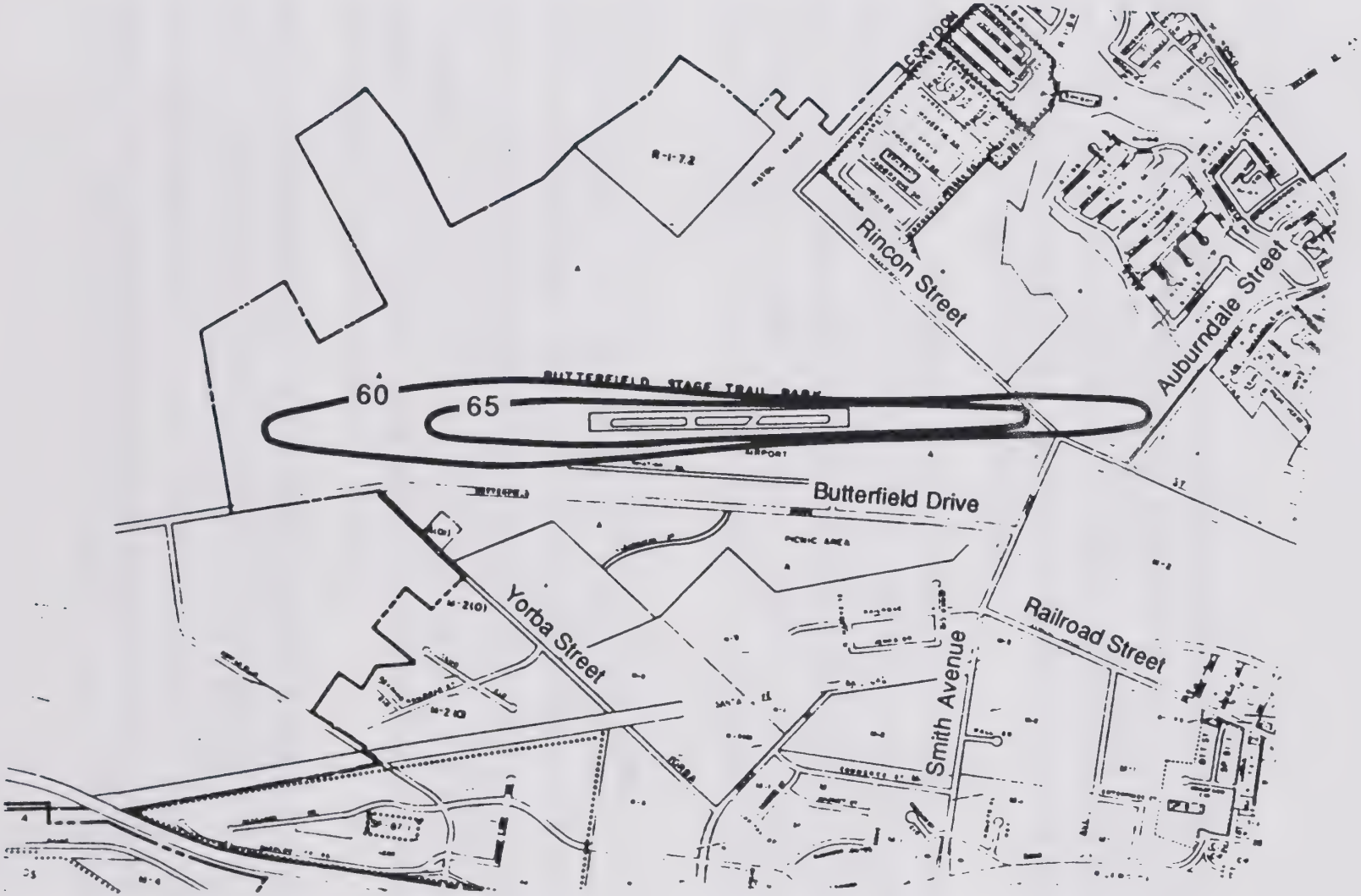


Exhibit A-1

Corona Municipal Airport CNEL Contours - Year 1977

MESTRE GREVE ASSOCIATES

3.0 BACKGROUND ON NOISE

3.1 Noise Definitions

Sound is technically described in terms of the loudness (amplitude) and frequency (pitch) of the sound. The standard unit of measurement of the loudness of sound is the Decibel (dB). Since the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) performs this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear.

Decibels are based on the logarithmic scale. The logarithmic scale compresses the wide range in sound pressure levels to a more usable range of numbers in a manner similar to the way that the Richter scale is used to measure earthquakes. In terms of human response to noise, a sound 10 dBA higher than another is judged to be twice as loud; and 20 dBA higher four times as loud; and so forth. Everyday sounds normally range from 30 dB (very quiet) to 100 dB (very loud). Examples of various sound levels in different environments are shown in Exhibit A-2.

Sound levels decrease as a function of distance from the source as a result of wave divergence, atmospheric absorption, and ground attenuation. As the sound wave form travels away from the source, the sound energy is spread over a greater area, dispersing the sound power of the wave. Atmospheric absorption also influences the levels that are received by the observer. The greater the distance traveled, the greater the influence and the resultant fluctuations. The degree of absorption is a function of the frequency of the sound as well as the humidity and temperature of the air. Turbulence and gradients of wind, temperature and humidity also play a significant role in determining the degree of attenuation.

Noise has been defined as unwanted sound and it is known to have several adverse effects on people. From these known effects of noise, criteria have been established to help protect the public health and safety and prevent disruption of certain human activities. This criteria is based on such known effects of noise on people as hearing loss (not generally a factor with community noise), communication interference, sleep interference, physiological responses and annoyance. Each of these potential noise impacts on people are briefly discussed in the

SOUND LEVELS AND LOUDNESS OF ILLUSTRATIVE NOISES IN INDOOR AND OUTDOOR ENVIRONMENTS
(A-Scale Weighted Sound Levels)

dB(A)	OVER-ALL LEVEL Sound Pressure Level Approx. 0.0002 Microbars	COMMUNITY (Outdoor)	HOME OR INDUSTRY	LOUDNESS Human Judgement of Different Sound Levels
130	UNCOMFORTABLY	Military Jet Aircraft Take-Off With After-burner From Aircraft Carrier @ 50 Ft. (130)	Oxygen Torch (121)	120 dB(A) 32 Times as Loud
120 110	LOUD	Turbo-Fan Aircraft @ Take Off Power @ 200 Ft. (90)	Riveting Machine (110) Rock-N-Roll Band (108-114)	110 dB(A) 16 Times as Loud
100	VERY	Jet Flyover @ 1000 Ft. (103) Boeing 707. DC-8 @ 6080 Ft. Before Landing (106) Bell J-2A Helicopter @ 100 Ft. (100)		100 dB(A) 8 Times as Loud
90	LOUD	Power Mower (96) Boeing 737, DC-9 @ 6080 Ft. Before Landing (97) Motorcycle @25 Ft. (90)	Newspaper Press (97)	90 dB(A) 4 Times as Loud
80		Car Wash @ 20 Ft. (89) Prop. Airplane Flyover @ 1000 Ft. (88) Diesel Truck, 40 MPH @ 50 Ft. (84) Diesel Train, 45 MPH @ 100 Ft. (83)	Food Blender (88) Milling Machine (85) Garbage Disposal (80)	80 dB(A) 2 Times as Loud
70	MODERATELY LOUD	High Urban Ambient Sound (80) Passenger Car, 65 MPH @ 25 Ft. (77) Freeway @ 50 Ft. From Pavement Edge, 10:00 AM (76 +or- 6)	Living Room Music (76) TV-Audio, Vacuum Cleaner	70 dB(A)
60		Air Conditioning Unit @ 100 Ft. (60)	Cash Register @ 10 Ft. (65-70) Electric Typewriter @ 10 Ft. (64) Dishwasher (Rinse) @ 10 Ft. (60) Conversation (60)	60 dB(A) 1/2 as Loud
50	QUIET	Large Transformers @ 100 Ft. (50)		50 dB(A) 1/4 as Loud
40		Bird Calls (44) Lower Limit Urban Ambient Sound (40)		40 dB(A) 1/8 as Loud
	JUST AUDIBLE	(dB[A] Scale Interrupted)		
10	THRESHOLD OF HEARING			

SOURCE: Reproduced from Melville C. Branch and R. Dale Beland, Outdoor Noise in the Metropolitan Environment, Published by the City of Los Angeles, 1970, p.2.

Exhibit A-2

Examples of Sound Levels in Different Environments

following narratives:

HEARING LOSS is, in general, not a concern in community noise problems. The potential for noise-induced hearing loss is more commonly associated with occupational noise exposures in heavy industry or very noisy work environments with long-term exposure. The Occupational Safety and Health Administration (OSHA) identifies a noise exposure limit of 90 dBA for 8 hours per day to protect from hearing loss. Noise levels in neighborhoods, even in very noisy airport environments near major international airports, is not sufficiently loud to cause hearing loss.

COMMUNICATION INTERFERENCE is one of the primary concerns in environmental noise problems. Communication interference includes speech interference and activities such as watching television. Normal conversational speech is in the range of 60 to 65 dBA and any noise in this range or louder may interfere with speech. There are specific methods of describing speech interference as a function of distance between speaker and listener and voice level. Exhibit A-3 shows the percent of sentence intelligibility with respect to various noise levels.

SLEEP INTERFERENCE is a major noise concern in noise assessment and, of course, is most critical during nighttime hours. Sleep disturbance is one of the major causes of annoyance due to community noise. Noise can make it difficult to fall asleep, and can create momentary disturbances of natural sleep patterns by causing shifts from deep to lighter stages and cause awakening. Noise may even cause awakening which a person may or may not be able to recall.

Extensive research has been conducted on the effect of noise on sleep disturbance. Recommended values for desired sound levels in residential bedroom space range from 25 to 45 dBA with 35 to 40 dBA being the norm. The National Association of Noise Control Officials have published data on the probability of sleep disturbance with various single event noise levels. Based on experimental sleep data as related to noise exposure, a 75 dBA interior noise level event will cause noise induced awakening in 30 percent of the cases.

PHYSIOLOGICAL RESPONSES are those measurable effects of noise on people which are realized as changes in pulse rate, blood pressure, etc. While such effects can be induced and observed, the extent is not known to which these physiological responses cause harm or are sign of harm. Generally, physiological responses are a reaction to a loud short term noise such as a rifle shot or a very loud jet overflight.

ANNOYANCE is the most difficult of all noise responses to describe. Annoyance is a very individual characteristic and can vary widely from person to person. What one person considers tolerable can be quite unbearable to another of equal hearing capability. The level of annoyance, of

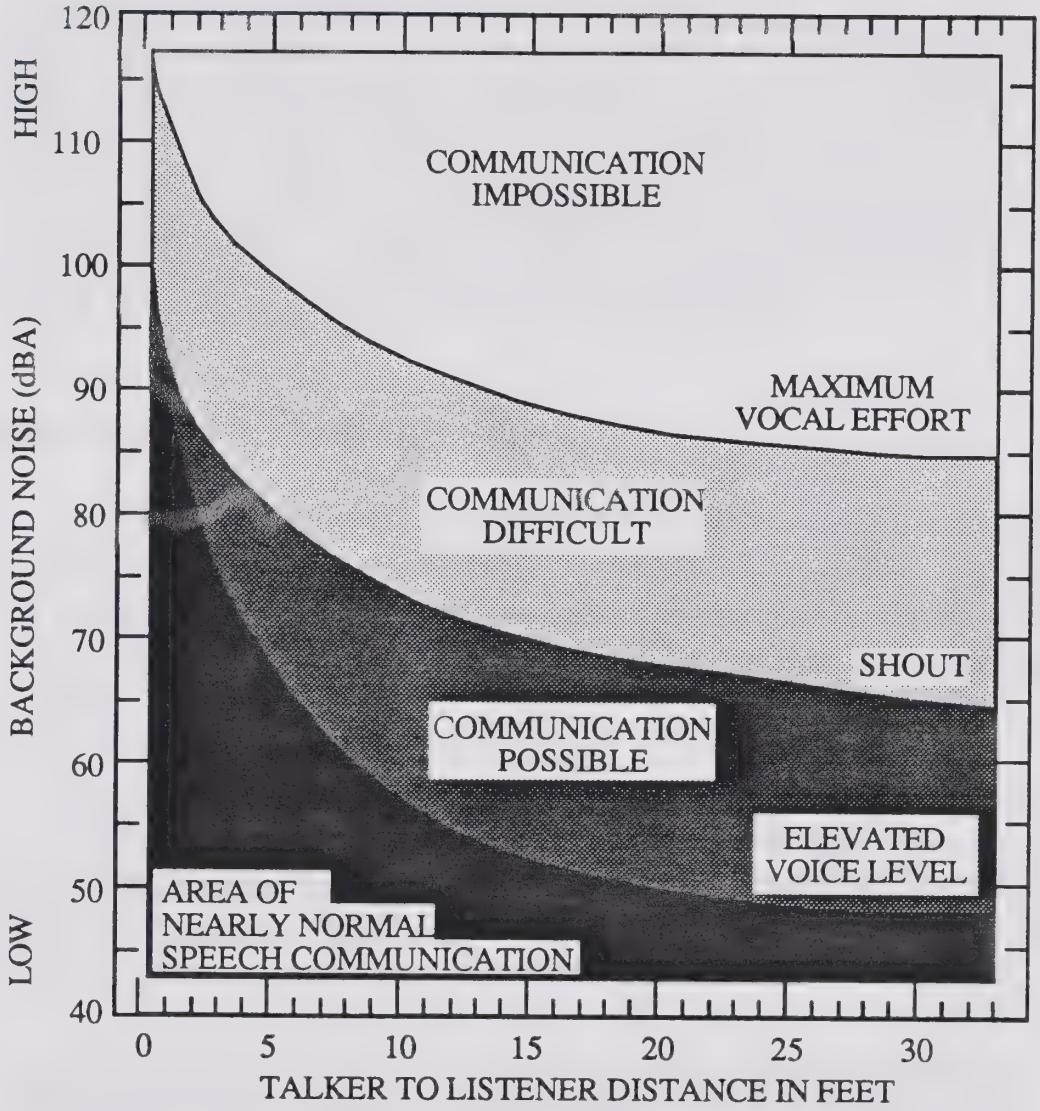


Exhibit A-3

Noise Level vs. Speech Intelligibility

course, depends on the characteristics of the noise (i.e.; loudness, frequency spectra, time, and duration), and how much activity interference (e.g. speech interference and sleep interference) results from the noise. However, the level of annoyance is also a function of the attitude of the receiver. Personal sensitivity to noise varies widely. It has been estimated that 2 to 10 percent of the population is highly susceptible to noise not of their own making, while approximately 20 percent are unaffected by noise. Attitudes are affected by the relationship between the person and the noise source. (Is it our dog barking or the neighbor's dog?) Whether we believe that someone is trying to abate the noise will also affect our level of annoyance.

3.2 Noise Metric and Assessment Criteria

Community noise is generally not a steady state and varies with time. Under conditions of non-steady state noise, some type of statistical metric is necessary in order to quantify noise exposure over a long period of time. Several rating scales have been developed for describing the effects of noise on people. They are designed to account for the above known effects of noise on people.

Based on these effects, the observation has been made that the potential for noise to impact people is dependent on the total acoustical energy content of the noise. A number of noise scales have been developed to account for this observation. These scales are: the Equivalent Noise Level (LEQ), the Day Night Noise Level (LDN), and the Community Noise Equivalent Level (CNEL). These scales are described in the following paragraphs.

LEQ is the "energy" average noise level during the time period of the sample. It is a number that represents a decibel sound level. This constant sound level would contain an equal amount of energy as a fluctuating sound level over a given period of time. LEQ can be measured for any time period, but is typically measured for 15 minutes, 1 hour or 24-hours.

LDN is a 24-hour, time-weighted annual average noise level. Time-weighted refers to the fact that noise which occurs during certain sensitive time periods is penalized for occurring at these times. In the LDN scale, those events that take place during the night (10 pm to 7 am) are penalized by 10 dB. This penalty was selected to attempt to account for increased human sensitivity to noise during the quieter period of a day, where sleep is the most probable activity.

CNEL is similar to the LDN scale except that it includes an additional 5 dBA penalty for events that occur during the evening (7 pm to 10 pm) time period. Either LDN or CNEL may be used to identify community noise impacts

within the Noise Element. Example noise environments in terms of the CNEL metric are shown in Exhibit A-4.

The public reaction to different noise levels varies from community to community. Extensive research has been conducted on human responses to exposure of different levels of noise. Exhibit A-5 relates LDN noise levels to community response from some of these surveys. Community noise standards are derived from tradeoffs between community response surveys, such as this, and economic considerations for achieving these levels.

Intermittent or occasional noise such as those associated with stationary noise sources is not of sufficient volume to exceed community noise standards that are based on a time averaged scale such as the CNEL scale. To account for intermittent noise, another method to characterize noise is the Percent Noise Level (L%). The Percent Noise Level is the level exceeded X% of the time during the measurement period. Percent Noise Levels are another method of characterizing ambient noise where, for example, L90 is the noise level exceeded 90 percent of the time, L50 is the level exceeded 50 percent of the time, and L10 is the level exceeded 10 percent of the time. L90 represents the background or minimum noise level, L50 represents the average noise level, and L10 the peak or intrusive noise levels. Examples of various noise environments in terms of the Percent Noise Levels are shown in Exhibit A-6.

Noise Ordinances are typically specified in terms of the percent noise levels. Ordinances are designed to protect people from non-transportation related noise sources such as loud music, machinery and vehicular traffic on private property. Noise Ordinances apply to motor vehicle noise on public streets or other transportation-related noise sources that are not preempted by State or Federal government requirements.

3.3 Noise and Land Use Compatibility Guidelines

The purpose of this section is to present information regarding the compatibility of various land uses with environmental noise. It is from these guidelines and standards that the City of Corona Noise Criteria and Standards will be developed. Noise/land use guidelines have been produced by a number of Federal and State agencies including the Federal Highway Administration, the Environmental Protection Agency, the Department of Housing and Urban Development, the American National Standards Institute and the State of California. These guidelines, presented in the following paragraphs, are all based upon cumulative noise criteria such as LEQ, LDN or CNEL.

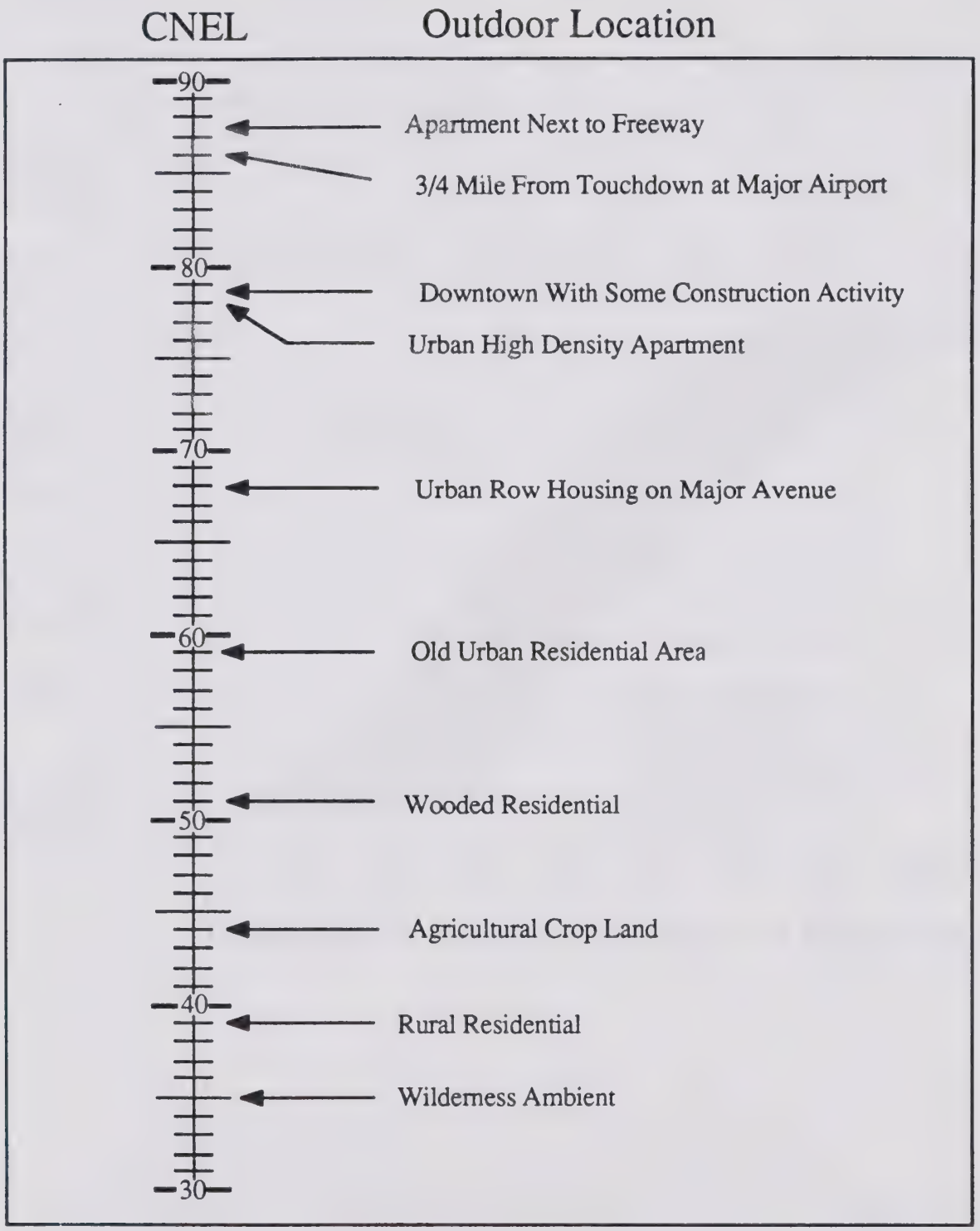


Exhibit A-4

Noise Environments in Terms of the CNEL Metric

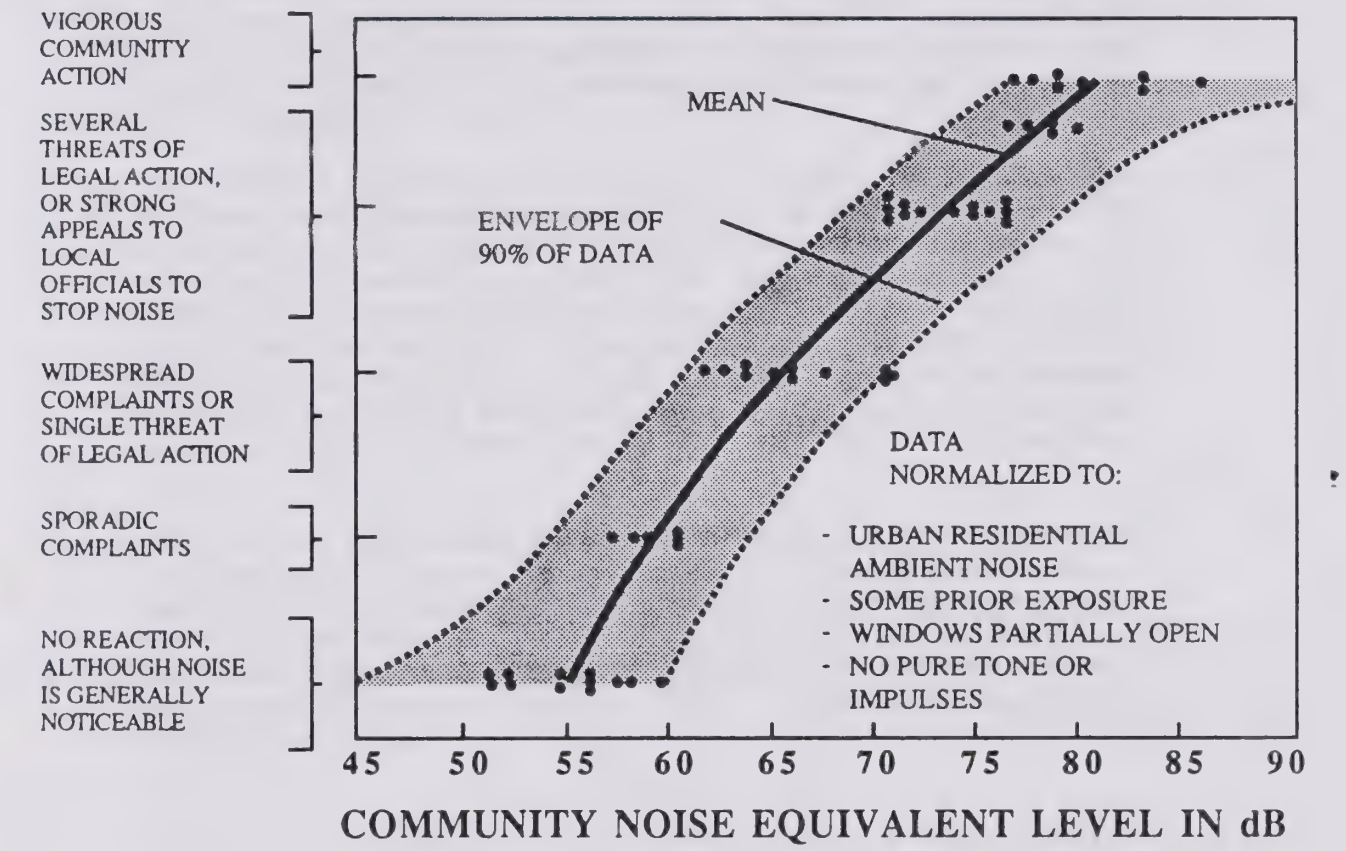


Exhibit A-5

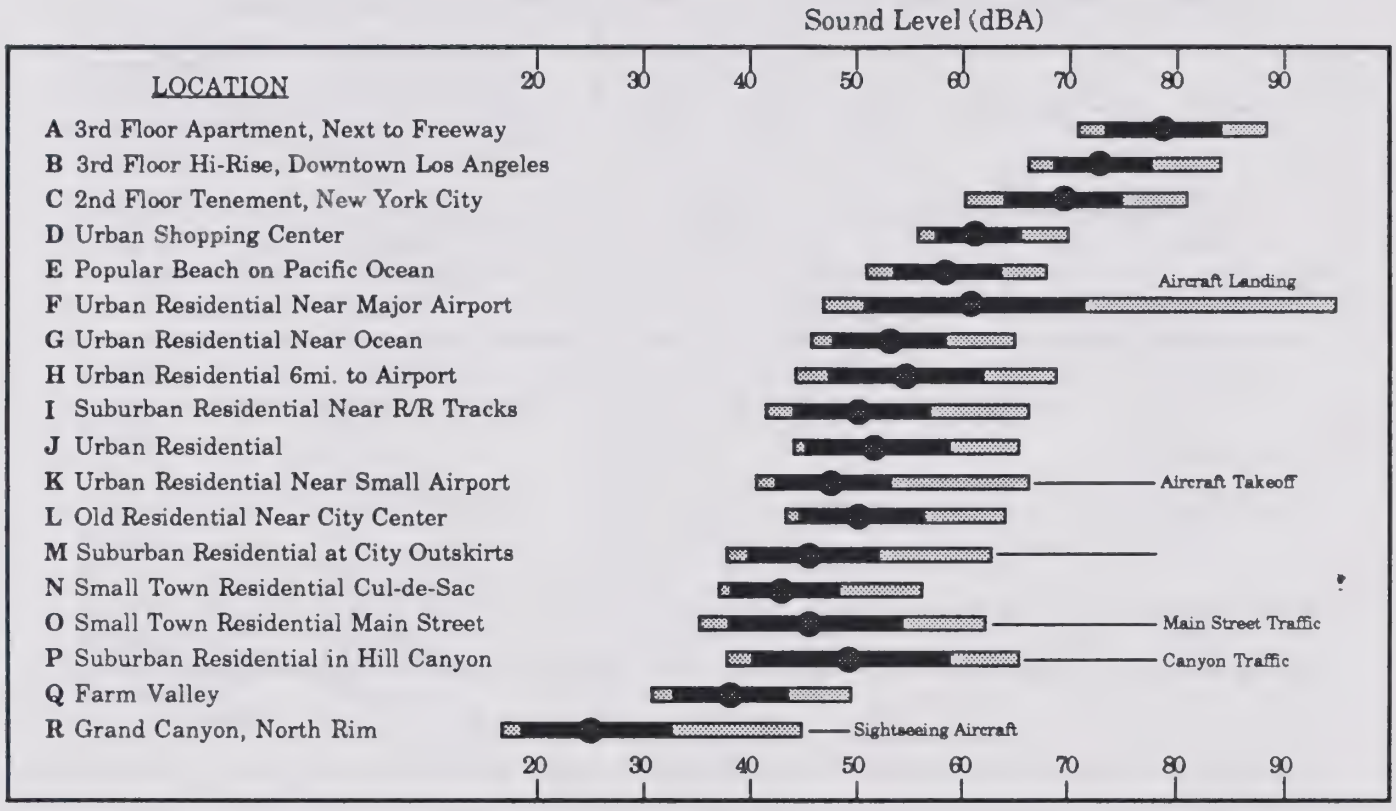
Community Response to Ldn Noise Levels

MESTRE GREVE ASSOCIATES

The *ENVIRONMENTAL PROTECTION AGENCY* published in March 1974 a very important document entitled "Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare With an Adequate Margin of Safety" (EPA 550/9-74-004). Exhibit A-7 presents a table of land uses and requisite noise levels. In this table, 55 LDN is described as the requisite level with an adequate margin of safety for areas with outdoor uses; this includes residences and recreational areas. The EPA "levels document" does not constitute a standard, specification or regulation, but identifies safe levels of environmental noise exposure without consideration for economic cost for achieving these levels.

The *FEDERAL HIGHWAY ADMINISTRATION (FHWA)* has adopted and published noise abatement criteria for highway construction projects. The noise abatement criteria specified by the FHWA are presented in Exhibit A-8 in terms of the maximum one-hour Noise Equivalent Level (LEQ). The FHWA noise abatement criteria basically establishes an exterior noise goal for residential land uses of 67 LEQ and an interior goal for residences of 52 LEQ. The noise abatement criteria applies to private yard areas and assumes that typical wood frame homes with windows open provide 10 dB noise reduction (outdoor to indoor) and 20 dB noise reduction with windows closed.

The *STATE OF CALIFORNIA* requires each city and county to adopt Noise Elements in their General Plans. Such Noise Elements must contain a noise/land use compatibility matrix. A recommended (but not mandatory) matrix is presented in the "Guidelines for the Preparation and Content of Noise Elements of the General Plan," (Office of Noise Control, California Department of Health, February 1976). Exhibit A-9 presents this recommended matrix.



SOURCE: Community Noise, EPA, 1971

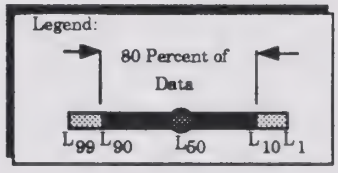


Exhibit A-6

Noise Environments in Terms of Percent Noise Levels

	Measure	Indoor Activity Interference	Hearing Loss Consideration	To Protect Against Both Effects (b)	Outdoor Activity Interference	Hearing Loss Consideration	To Protect Against Both Effects (b)
Residential with Outside Space and Farm Residences	Ldn	45		45	55		55
	Leq(24)		70			70	
Residential with No Outside Space	Ldn	45		45			
	Leq(24)		70				
Commercial	Leq(24)	(a)	70	70(c)	(a)	70	70(c)
Inside Transportation	Leq(24)	(a)	70	(a)			
Industrial	Leq(24)(d)	(a)	70	70(c)	(a)	70	70(c)
Hospitals	Ldn	45		45	55		55
	Leq(24)		70			70	
Educational	Ldn	45		45	55		55
	Leq(24)		70			70	
Recreational Areas	Leq(24)	(a)	70	70(c)	(a)	70	70(c)
Farm Land and General Unpopulated Land	Leq(24)				(a)	70	70(c)

Code:

a. Since different types of activities appear to be associated with different levels, identification of a maximum level for activity interference may be difficult except in those circumstances where speech communication is a critical activity.
b. Based on lowest level.
c. Based only on hearing loss.
d. An Leq(8) of 75 dB may be identified in these situations so long as the exposure over the remaining 16 hours per day is low enough to result in a negligible contribution to the 24-hour average, i.e., no greater than an Le of 60 dB.

Note: Explanation of identified level for hearing loss: The exposure period which results in hearing loss at the identified level is a period of 40 years.

* Refers to energy rather than arithmetic averages.

SOURCE : EPA

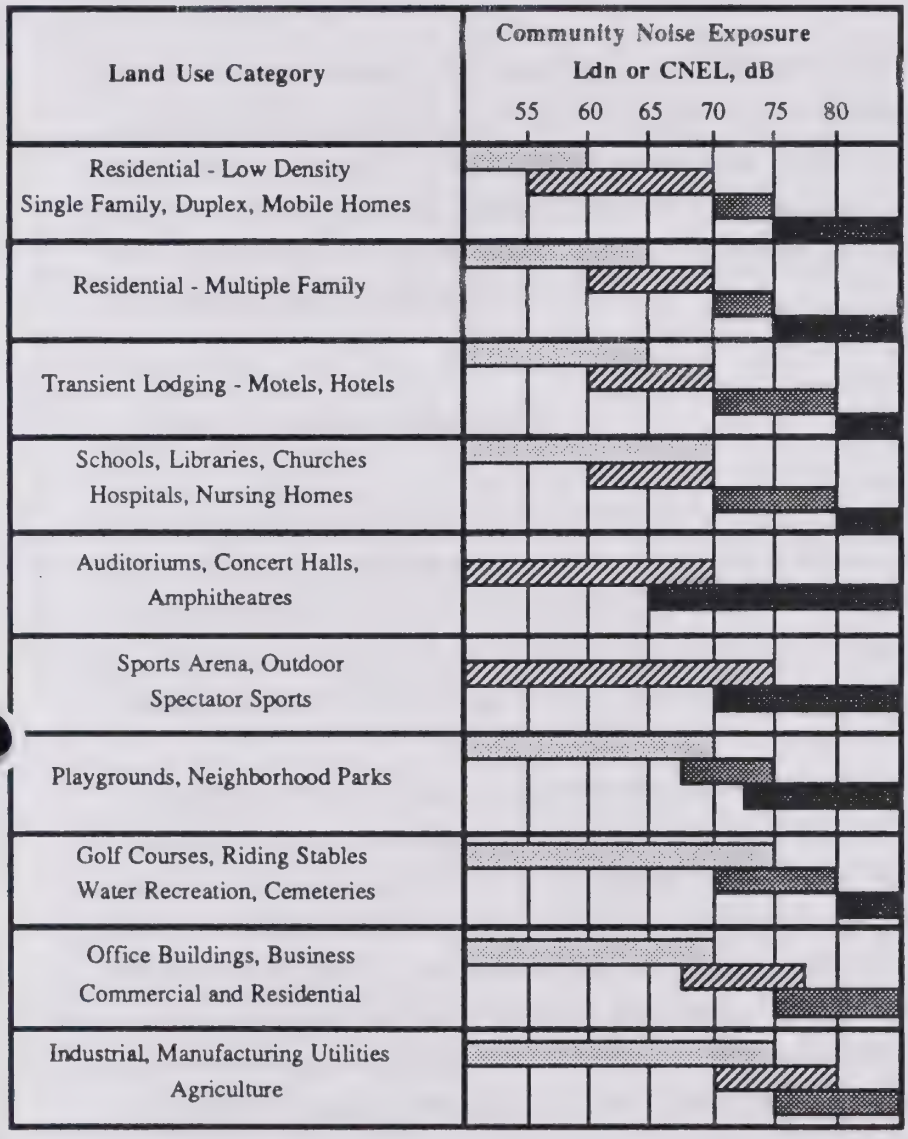
Exhibit A-7

EPA Land Uses and Requisite Noise Levels

ACTIVITY CATEGORY	DESIGN NOISE LEVEL - LEQ	DESCRIPTION OF ACTIVITY CATEGORY
A	57 (Exterior)	Tracts of land in which serenity and quiet are of extraordinary significance and serve an important public need and where the preservation of those qualities is essential if the area is to continue to serve its intended purpose. Such areas could include amphitheaters, particular parks or portions of open spaces, or historic districts which are dedicated or recognized by appropriate local officials for activities requiring special qualities of serenity and quiet.
B	67 (Exterior)	Picnic areas, recreation areas, playgrounds, active sports areas and parks which are not included in category A and residences, motels, hotels, public meeting rooms, schools, churches, libraries, and hospitals.
C	72 (Exterior)	Developed lands, properties, or activities not included in Category A or B above.
D	-	For requirements of undeveloped lands see FHWA PPM 773.
E	52 (Interior)	Residences, motels, hotels, public meeting rooms, schools, churches, libraries, hospitals, and auditoriums.

Exhibit A-8

FHWA Noise Abatement Criteria



Interpretation

Normally Acceptable

Specified Land Use is Satisfactory, Based Upon the Assumption that Any Buildings Involved are of Normal Conventional Construction, Without Any Special Noise Insulation Requirements.

Conditionally Acceptable

New Construction or Development Should be Undertaken Only After a Detailed Analysis of the Noise Reduction Requirement is Made and Needed Noise Insulation Features Included in the Design. Conventional Construction, but with Closed Windows and Fresh Air Supply Systems or Air Conditioning, Will Normally Suffice.

Normally Unacceptable

New Construction or Development Should Generally be Discouraged. If New Construction or Development Does Proceed, a Detailed Analysis of the Noise Reduction Requirements Must be Made and Needed Noise Insulation Features Included in the Design.

Clearly Unacceptable

New Construction or Development Should Generally not be Undertaken.

Exhibit A-9

Noise/Land Use Compatibility Matrix

4.0 METHODOLOGY

The noise environment in Corona was modeled using a comprehensive noise measurement survey of existing noise sources and incorporating these results into computer noise models (it is, of course, impossible to measure future noise levels so we must rely on computer noise models for future noise estimates). The noise environment is commonly presented graphically in terms of lines of equal noise levels, or contours. The following paragraphs detail the methodology used in the above.

4.1 Measurement Procedure

Thirty sites were selected for measurement of the noise environment in Corona. A review of noise complaints and identification of major noise sources in the community provided the initial base for development of the community noise survey. The measurement locations were selected on the basis of proximity to major noise sources and noise sensitivity of the land use. The measurement locations are depicted in Exhibit A-10.

The Corona Noise Element measurement survey utilized the Brüel & Kjær 2231 automated digital noise data acquisition system for short-term (15 min.) LEQ readings. This instrument automatically calculates both the Equivalent Noise Level (LEQ) and Percent Noise Level (L%) for any specific time period. The noise monitor was equipped with a Brüel & Kjær 1/2 inch electret microphone and was calibrated with a Brüel & Kjær calibrator with calibrations traceable to the National Bureau of Standards. Calibration for the calibrators are certified through the duration of the measurements by Brüel & Kjær. This measurement system satisfies the ANSI (American National Standards Institute) Standards 1.4 for Type 1 precision noise measurement instrumentation.

4.2 Computer Modeling

The traffic noise levels projected in the Noise Element were computed using the Highway Noise Model published by the Federal Highway Administration ("FHWA Highway Traffic Noise Prediction Model," FHWA-RD-77-108, December 1978). The FHWA Model uses traffic volume, vehicle mix, vehicle speed, and roadway geometry to compute the LEQ noise



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Exhibit A-10

Noise Measurement Locations

4.0 METHODOLOGY

The noise environment in Corona was modeled using a comprehensive noise measurement survey of existing noise sources and incorporating these results into computer noise models (it is, of course, impossible to measure future noise levels so we must rely on computer noise models for future noise estimates). The noise environment is commonly presented graphically in terms of lines of equal noise levels, or contours. The following paragraphs detail the methodology used in the above.

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The traffic noise levels projected in the Noise Element were computed using the Highway Noise Model published by the Federal Highway Administration ("FHWA Highway Traffic Noise Prediction Model," FHWA-RD-77-108, December 1978). The FHWA Model uses traffic volume, vehicle mix, vehicle speed, and roadway geometry to compute the LEQ noise

level. A computer code has been written which computes equivalent noise levels for each of the time periods used in CNEL. Weighting these noise levels and summing them results in the CNEL for the traffic projections used. The traffic data used to project these noise levels are derived from the current update to the Circulation Element for the City. The traffic mix data for the arterials are based on measurements for roadways in Southern California and are considered typical for arterials in this area.

The existing roadway noise contours are shown in Exhibit A-11. These contours are based on existing traffic volumes that were determined by traffic counts. The future traffic noise contours are shown in Exhibit A-12. These contours are based on projected traffic volumes.

5.0 RESULTS

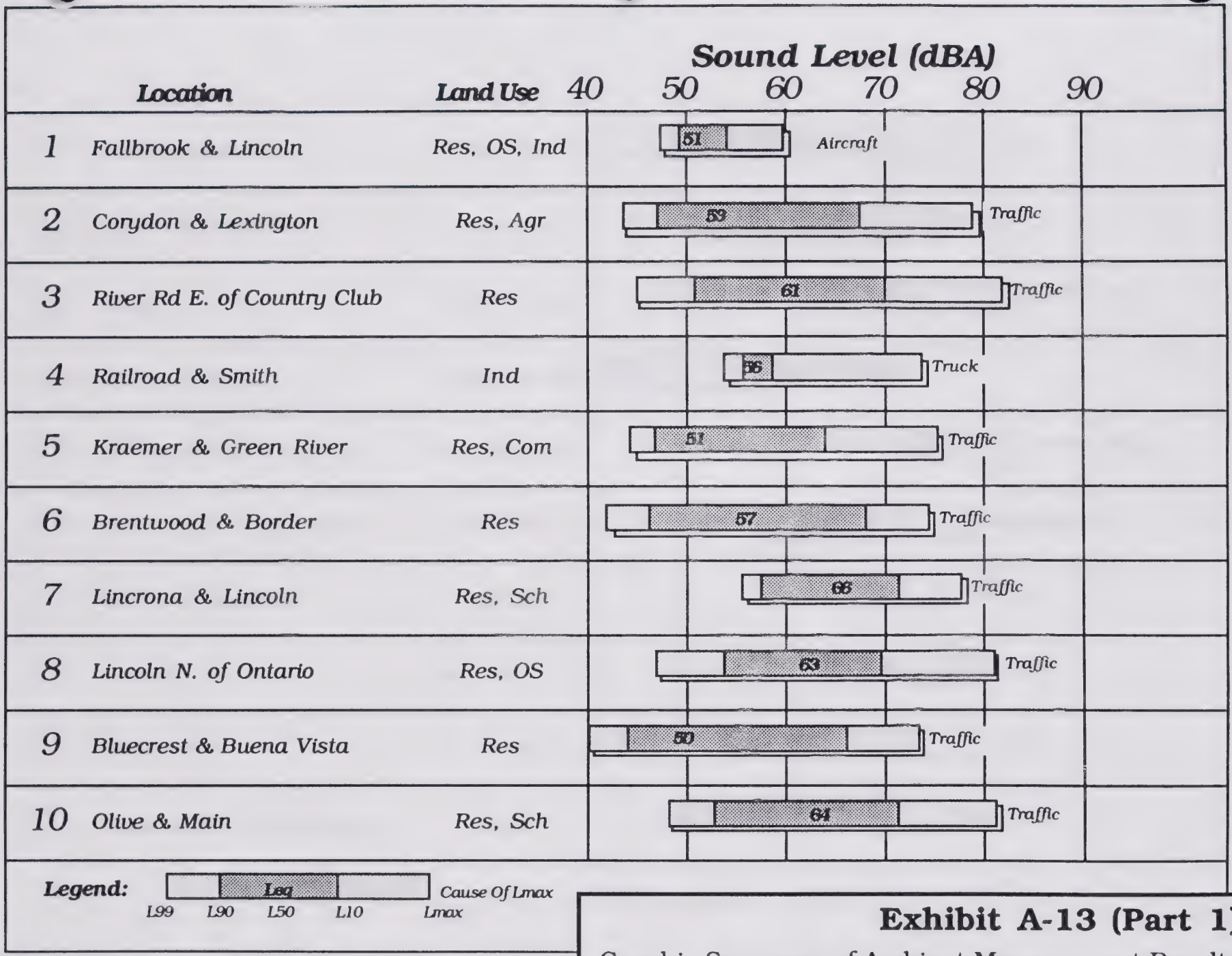
5.1 Measurement Results

The noise measurement program was conducted over a period of four days. The survey was taken on September 11-14, 1989, at thirty locations throughout the City. The results of the ambient short-term noise measurements at each site are depicted in Exhibit A-13. These figures also depict the date and time of the measurement and the primary noise source affecting the noise environment. The quantities measured were the Equivalent Noise Level (Leq), the maximum noise level (Lmax) and the Percent Noise Levels (L%).

In addition to the noise measurements that were conducted specifically for the Technical Appendix for the Noise Element, Mestre Greve Associates conducted noise measurements along the 91 Freeway in December of 1988 for an unrelated project. Table 1 presents the results of these measurements.

5.2 Noise Contours

The existing and future noise levels in the city were established in terms of the CNEL indices by modeling all of the traffic noise sources for the existing and future traffic and speed characteristics. The results for the roadways are presented in tabularized format in the following tables. The existing contours are presented in Table 2 and the future contours are presented in Table 3. The distances to the CNEL contours for the roadways in the vicinity of Corona are given in these tables. These represent the distance from the centerline of the road to the contour value shown. Note that these tables do not include the mitigating effect of noise barriers or topography. The traffic mix assumptions used in this analysis are shown in Table 3.



MESTRE GREVE ASSOCIATES

Exhibit A-13 (Part 1)

Graphic Summary of Ambient Measurement Results

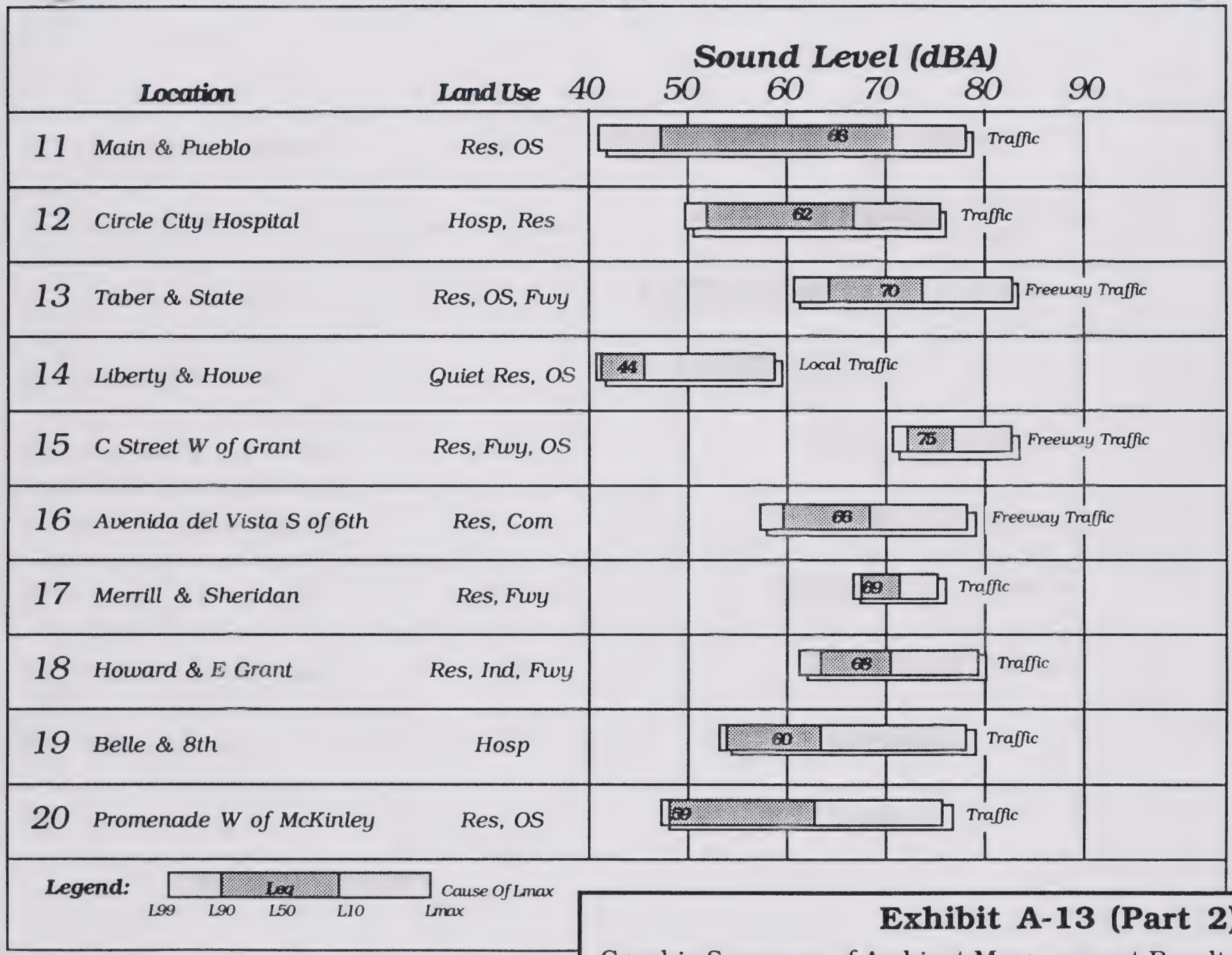


Exhibit A-13 (Part 2)

Graphic Summary of Ambient Measurement Results

MESTRE GREVE ASSOCIATES

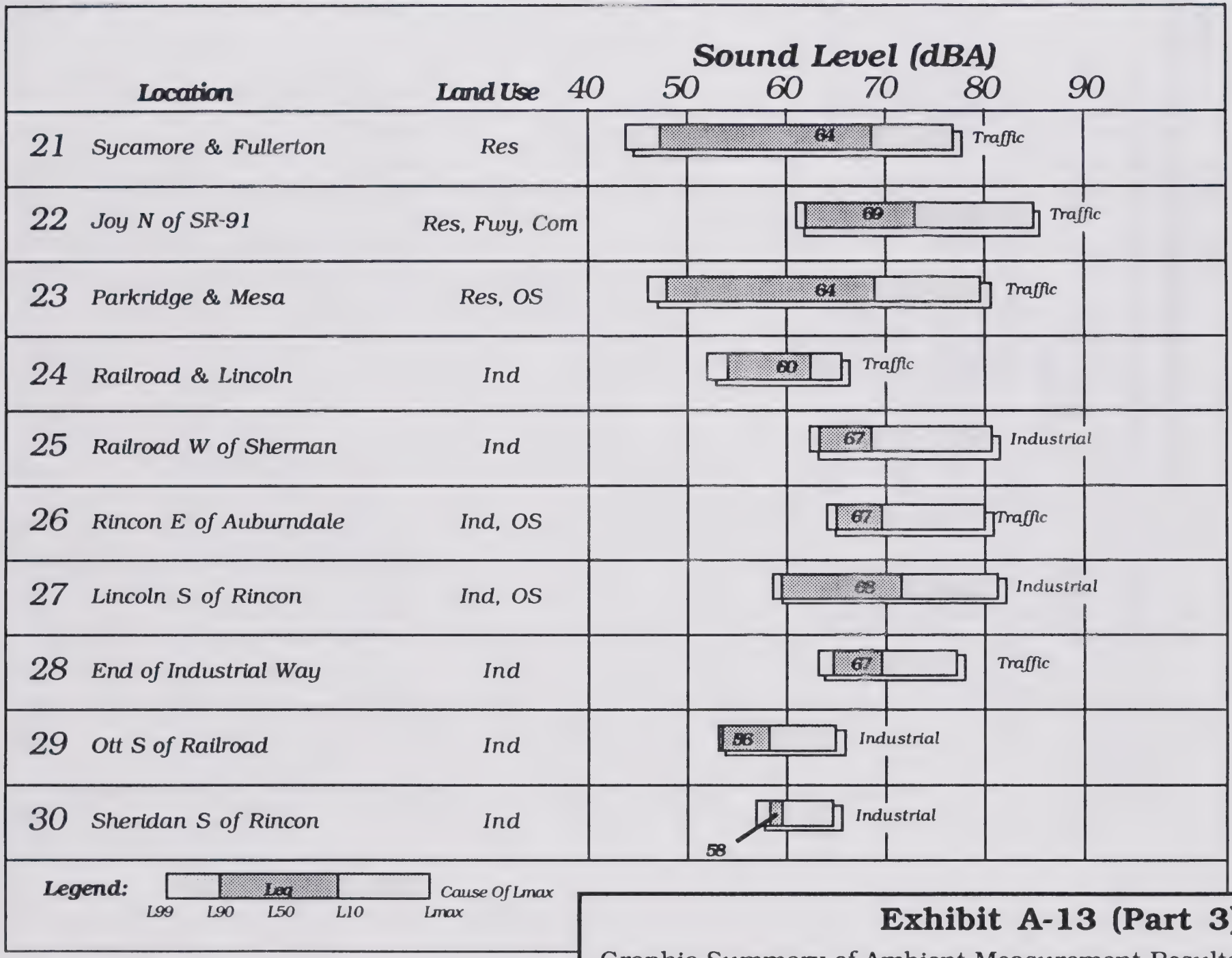


Exhibit A-13 (Part 3)

Graphic Summary of Ambient Measurement Results

MESTRE GREVE ASSOCIATES

Table 1
Results of 91 Freeway Noise Measurement Survey

Date	Time	Site Location	Measured LEQ
Dec. 20, 1988	11:00	Northmoor Dr	76.8
Dec. 20, 1988	12:00	Yorba/Pleasant View	78.8
Dec. 20, 1988	12:50	C/Grant	74.5
Dec. 20, 1988	13:30	NW corn-Buena Vista/91	73.2
Dec. 21, 1988	13:25	Howard/2nd	71.6
Dec. 21, 1988	14:00	End of Promenade	72.8
Dec. 21, 1988	14:45	NW corn-Buchanon/91	78.2

Table 2
Existing Roadway Noise Contours

			Average			**Distance to CNEL Contour (ft)**		
			Daily Traffic			From Roadway Centerline		
Roadway	Link	Index	(Thousands)	Speed	CNEL100	70 CNEL	65 CNEL	60 CNEL
MESTRE GREVE ASSOCIATES								
CNEL CONTOUR SPREADSHEET								
Index Key:	*Orange County Arterial Mix*		1					
	Freeway w/ 5% Trucks (2.5% MT, 2.5% HT)		2					
	Freeway w/ 7% Trucks (3.5% MT, 3.5% HT)		3					
			Average			**Distance to CNEL Contour (ft)**		
			Daily Traffic			From Roadway Centerline		
Roadway	Link	Index	(Thousands)	Speed	CNEL100	70 CNEL	65 CNEL	60 CNEL
Auburndale St	Rincon St to River Rd	1	5.0	35	56.7	13	28	60
Avenida Del Vista	Ontario Ave to Via Del Rio	1	1.3	25	47.2	3	6	14
	Via Del Rio to 6th	1	6.1	35	57.6	15	32	69
Border Ave	City limit to Ontario Ave	1	2.5	25	50.2	5	10	22
	Ontario Ave to Via Pacifica	1	8.0	35	58.7	18	38	82
	Via Pacifica to Via Santiago	1	9.5	35	59.5	20	43	92
	Via Santiago to Smith Ave	1	11.8	35	60.4	23	50	107
Cota St	Railroad St to River Rd	1	6.6	50	61.7	28	60	130
Fullerton Ave	Ontario Ave to Magnolia Ave	1	6.1	40	59.0	18	40	86
	Magnolia Ave to Ford St	1	5.5	35	57.1	14	30	64
Garretson	Ontario to Olive	1	2.4	30	51.9	6	13	29
	Olive to So. E Grand	1	4.4	30	54.5	9	20	43
East Grand	S Main to Fullerton	1	6.0	35	57.5	15	32	68
	Fullerton to 6th	1	10.4	35	59.9	21	46	98
	6th to 3rd	1	13.2	35	60.9	25	54	115
	3rd to Howard St	1	9.0	35	59.2	19	41	89
	Howard St to N Main	1	7.5	35	58.5	17	37	79
West Grand	N Main to 3rd	1	10.1	35	59.7	21	45	96
	3rd to 6th	1	11.5	35	60.3	23	49	105
	6th to 10th	1	9.4	35	59.5	20	43	92
	10th to Main St	1	7.5	35	58.5	17	37	79

Table 2 (Continued)
Existing Roadway Noise Contours

			Average			**Distance to CNEL Contour (ft)**		
			Daily Traffic			From Roadway Centerline		
Roadway	Link	Index	(Thousands)	Speed	CNEL100	70 CNEL	65 CNEL	60 CNEL
Kellogg Ave	Magnolia to Olive	1	3.5	35	55.1	10	22	48
Lincoln Ave	Upper Drive to Ontario Ave	1	6.3	40	59.1	19	41	87
	Ontario Ave to Citron St	1	7.7	40	60.0	22	46	100
	Citron St to Olive St	1	8.2	40	60.3	22	48	104
	Olive St to 6th	1	9.9	35	59.7	20	44	95
	6th to 91 Freeway	1	9.9	35	59.7	20	44	95
	91 Freeway to Railroad St	1	15.0	45	64.2	41	88	190
	Railroad St to Rincon St	1	14.0	45	63.9	39	84	181
	Rincon St to River Rd	1	4.3	45	58.7	18	38	82
	River Rd to Parkridge Ave	1	7.5	45	61.2	26	55	119
Magnolia	Ontario to Kellogg	1	7.8	35	58.6	17	38	81
	Kellogg to Rimpau	1	6.4	35	57.8	15	33	71
	Rimpau to I-15	1	10.9	35	60.1	22	47	101
	I-15 to 6th	1	8.5	35	59.0	18	40	86
Main St	Ontario to Old Mill Rd	1	9.6	40	61.0	25	54	116
	Old Mill Rd to Olive St	1	9.6	35	59.5	20	43	93
	Olive St to 6th	1	29.8	35	64.4	43	92	198
	6th to Grand Blvd	1	25.7	40	65.2	48	104	224
Maple St	91 FRWY to Smith Ave	1	6.7	50	61.8	28	61	131
Ontario Ave	City limit to Border Ave	1	3.0	30	52.8	7	15	33
	Border Ave to Via Pacifica	1	4.8	35	56.5	13	27	59
	Via Pacifica to Lincoln Ave	1	8.4	35	58.9	18	40	85
	Lincoln Ave to Taylor Ave	1	10.2	35	59.8	21	45	97
	Taylor Ave to MainSt	1	10.2	35	59.8	21	45	97
	Main St to Garretson Ave	1	10.2	40	61.2	26	56	121
	Garretson Ave to Hudson Ave	1	10.2	40	61.2	26	56	121
	Hudson Ave to City limit	1	9.8	40	61.1	25	55	118
Rail Road St	Smith Ave to Lincoln Ave	1	4.0	35	55.8	11	24	52
	Lincoln Ave to N Main St	1	6.1	35	57.6	15	32	69
Rimpau Ave	Ontario to Magnolia	1	14.1	50	65.0	47	100	216
	Magnolia to 6th	1	6.5	50	61.7	28	60	129

Table 2 (Continued)
Existing Roadway Noise Contours

Roadway	Link	Index	Average Daily Traffic (Thousands)	Speed	CNEL100	**Distance to CNEL Contour (ft)** From Roadway Centerline 70 CNEL	65 CNEL	60 CNEL
Rincon St	Smith Ave to Lincoln Ave	1	4.3	50	59.9	21	45	98
	Lincoln Ave to Cota	1	1.5	50	55.3	10	23	49
River Rd	Coryon St to Country Club Lane	1	7.8	50	62.4	31	68	145
	Country Club Lane to Auburndale	1	8.1	50	62.6	32	69	149
	Auburndale to Lincoln Ave	1	8.1	50	62.6	32	69	149
	Lincoln Ave to Cota St	1	12.0	50	64.3	42	90	194
Smith Ave	Border Ave to 6th	1	7.1	40	59.6	20	44	95
	6th to Railroad St	1	9.4	35	59.4	20	43	92
	Railroad St to Rincon St	1	7.3	35	58.4	17	36	78
6th St	Smith Ave to Lincoln Ave	1	17.7	40	63.6	38	81	174
	Lincoln Ave to W Grand	1	16.8	35	62.0	29	63	135
	W Grand to Main St	1	17.5	30	60.5	23	50	108
	Main St to E Grand	1	15.4	30	59.9	21	46	99
	E Grand to Rimpau Ave	1	17.1	35	62.0	29	63	137
	Rimpau Ave to Magnolia Ave	1	12.3	45	63.3	36	77	166
FREEWAYS								
SR-91	Green River to 6th	2	173.0	55	78.5	369	794	1711
	6th to Lincoln	2	160.0	55	78.2	350	754	1624
	Lincoln to W. Grand	2	165.0	55	78.3	357	769	1658
	W. Grand to Main	2	155.0	55	78.0	342	738	1590
	Main to I-15	2	167.0	55	78.3	360	776	1671
	I-15 to McKinley	2	156.0	55	78.0	344	741	1597
	E of McKinley	2	147.0	55	77.8	331	712	1535
I-15	SR-91 to Magnolia	2	47.5	55	72.9	156	335	723
	Magnolia to Ontario	2	49.5	55	73.1	160	345	743
	S of Ontario	2	45.0	55	72.6	150	324	697

Table 3
Existing Roadway Noise Contours

Roadway	Link	Index	Average Daily Traffic (Thousands)	Speed	CNEL100	**Distance to CNEL Contour (ft)** From Roadway Centerline 70 CNEL	65 CNEL	60 CNEL
MESTRE GREVE ASSOCIATES								
CNEL CONTOUR SPREADSHEET								
Index Key:	*Orange County Arterial Mix*		1					
	Freeway w/ 5% Trucks (2.5% MT, 2.5% HT)		2					
	Freeway w/ 7% Trucks (3.5% MT, 3.5% HT)		3					
Roadway	Link	Index	Average Daily Traffic (Thousands)	Speed	CNEL100	**Distance to CNEL Contour (ft)** From Roadway Centerline 70 CNEL	65 CNEL	60 CNEL
Auburndale St	Rincon St to River Rd	1	10.0	35	59.7	21	44	96
Avenida Del Vista	Ontario Ave to Via Del Rio	1	6.0	25	54.0	9	18	40
	Via Del Rio to 6th	1	10.0	35	59.7	21	44	96
Border Ave	City limit to Ontario Ave	1	15.0	25	57.9	16	34	73
	Ontario Ave to Via Pacifica	1	15.0	35	61.5	27	58	125
	Via Pacifica to Via Santiago	1	15.0	35	61.5	27	58	125
	Via Santiago to Smith Ave	1	15.0	35	61.5	27	58	125
Cota St	Railroad St to Main	1	15.0	50	65.3	49	105	225
Cresta	Parkridge to Promenade	1	11.3	45	62.9	34	73	157
Fullerton Ave	Ontario Ave to Magnolia Ave	1	15.0	40	62.9	34	73	156
	Magnolia Ave to Ford St	1	10.0	35	59.7	21	44	96
Garretson	S of Ontario	1	3.0	40	55.9	12	25	53
	Ontario to Olive	1	10.0	30	58.1	16	35	74
	Olive to So. E Grand	1	10.0	30	58.1	16	35	74
East Grand	S Main to Fullerton	1	15.0	35	61.5	27	58	125
	Fullerton to 6th	1	20.0	35	62.7	33	70	152
	6th to 3rd	1	20.0	35	62.7	33	70	152
	3rd to Howard St	1	20.0	35	62.7	33	70	152
	Howard St to N Main	1	20.0	35	62.7	33	70	152

Table 3 (Continued)
Existing Roadway Noise Contours

Roadway	Link	Index	Average Daily Traffic (Thousands)	Speed	CNEL100	**Distance to CNEL Contour (ft)** From Roadway Centerline 70 CNEL	65 CNEL	60 CNEL
West Grand	N Main to 3rd	1	20.0	35	62.7	33	70	152
	3rd to 6th	1	20.0	35	62.7	33	70	152
	6th to 10th	1	20.0	35	62.7	33	70	152
	10th to Main St	1	15.0	35	61.5	27	58	125
Harrison	Main to Joy	1	13.6	40	62.5	32	68	146
	Joy to Parkridge	1	16.0	40	63.2	35	76	163
Joy	SE Grand to 6th	1	15.0	40	62.9	34	73	156
	6th to NE Grand	1	15.0	40	62.9	34	73	156
	NE Grand to Parkridge	1	15.0	40	62.9	34	73	156
Kellogg Ave	Chase to Ontario	1	5.0	35	56.7	13	28	60
	Ontario to Magnolia	1	5.0	35	56.7	13	28	60
	Magnolia to Olive	1	10.0	35	59.7	21	44	96
Lincoln Ave	Upper Drive to Ontario Ave	1	25.0	40	65.1	47	102	220
	Ontario Ave to Citron St	1	25.0	40	65.1	47	102	220
	Citron St to Olive St	1	25.0	40	65.1	47	102	220
	Olive St to 6th	1	64.5	35	67.8	71	154	331
	6th to 91 Freeway	1	25.0	35	63.7	38	82	176
	91 Freeway to Railroad St	1	20.0	45	65.4	49	107	230
	Railroad St to Rincon St	1	20.0	45	65.4	49	107	230
	Rincon St to River Rd	1	20.0	45	65.4	49	107	230
	River Rd to Parkridge Ave	1	20.0	45	65.4	49	107	230
Magnolia	Ontario to Kellogg	1	30.0	35	64.5	43	92	199
	Kellogg to Rimpau	1	30.0	35	64.5	43	92	199
	Rimpau to I-15	1	30.0	35	64.5	43	92	199
	I-15 to 6th	1	30.0	35	64.5	43	92	199
	E of 6th	1	30.0	45	67.2	65	140	301

Table 3 (Continued)
Existing Roadway Noise Contours

Roadway	Link	Index	Average Daily Traffic (Thousands)	Speed	CNEL100	**Distance to CNEL Contour (ft)** From Roadway Centerline 70 CNEL	65 CNEL	60 CNEL
Main St	Ontario to Old Mill Rd	1	20.0	40	64.2	41	88	189
	Old Mill Rd to Olive St	1	20.0	35	62.7	33	70	152
	Olive St to 6th	1	30.0	35	64.5	43	92	199
	6th to Grand Blvd	1	30.0	40	65.9	53	115	248
	Grand to River	1	42.6	40	67.4	67	145	313
	N of River	1	40.4	40	67.2	65	140	302
Maple St	91 FRWY to Smith Ave	1	15.0	50	65.3	49	105	225
McKinley	91 Fwy to Promenade	1	49.9	50	70.5	108	233	502
Ontario Ave	City limit to Border Ave	1	10.0	30	58.1	16	35	74
	Border Ave to Via Pacifica	1	10.0	35	59.7	21	44	96
	Via Pacifica to Lincoln Ave	1	20.0	35	62.7	33	70	152
	Lincoln Ave to Taylor Ave	1	25.0	35	63.7	38	82	176
	Taylor Ave to MainSt	1	25.0	35	63.7	38	82	176
	Main St to Garretson Ave	1	30.0	40	65.9	53	115	248
	Garretson Ave to Hudson Ave	1	25.0	40	65.1	47	102	220
	Hudson Ave to City limit	1	25.0	40	65.1	47	102	220
Parkridge	Yuma to Cresta	1	7.5	45	61.2	26	55	119
	Cresta to Joy	1	15.0	45	64.2	41	88	190
	Joy to Main	1	20.2	45	65.5	50	107	231
Parkview	N of McKinley	1	12.3	45	63.3	36	77	166
Promenade	SW of Cresta	1	14.4	45	64.0	40	86	185
	NE of Cresta	1	27.5	45	66.8	61	132	284
Rail Road St	Smith Ave to Lincoln Ave	1	15.0	35	61.5	27	58	125
	Lincoln Ave to N Main St	1	15.0	35	61.5	27	58	125
Rimpau Ave	Ontario to Magnolia	1	20.0	50	66.5	59	127	273
	Magnolia to 6th	1	10.0	50	63.5	37	80	172
Rincon St	Smith Ave to Lincoln Ave	1	10.0	50	63.5	37	80	172
	Lincoln Ave to Cota	1	10.0	50	63.5	37	80	172

Table 3 (Continued)
Existing Roadway Noise Contours

			Average			**Distance to CNEL Contour (ft)**		
			Daily Traffic			From Roadway Centerline		
Roadway	Link	Index	(Thousands)	Speed	CNEL100	70 CNEL	65 CNEL	60 CNEL
River Rd	Corydon St to Country Club Lane	1	20.0	50	66.5	59	127	273
	Country Club Lane to Auburndale	1	20.0	50	66.5	59	127	273
	Auburndale to Lincoln Ave	1	20.0	50	66.5	59	127	273
	Lincoln Ave to Cota St	1	20.0	50	66.5	59	127	273
	Cota to Main	1	20.0	50	66.5	59	127	273
Sampson	E of McKinley	1	6.0	45	60.2	22	48	103
	McKinley to Grant	1	12.0	45	63.2	35	76	163
	W of Grant	1	6.0	45	60.2	22	48	103
Smith Ave	Border Ave to 6th	1	15.0	40	62.9	34	73	156
	6th to Railroad St	1	20.0	35	62.7	33	70	152
	Railroad St to Rincon St	1	20.0	35	62.7	33	70	152
Yuma Dr	Promenade to Parkridge	1	24.3	35	63.6	37	80	173
	Parkridge to Corona	1	17.3	35	62.1	30	64	138
	Corona to Main	1	12.0	35	60.5	23	50	108
6th St	Smith Ave to Lincoln Ave	1	30.0	40	65.9	53	115	248
	Lincoln Ave to W Grand	1	30.0	35	64.5	43	92	199
	W Grand to Main St	1	30.0	30	62.8	33	72	155
	Main St to E Grand	1	30.0	30	62.8	33	72	155
	E Grand to Rimpau Ave	1	30.0	35	64.5	43	92	199
	Rimpau Ave to Magnolia Ave	1	30.0	45	67.2	65	140	301
FREEWAYS								
SR-91	W of 71	2	240.0	55	79.9	458	988	2128
	71 to I-15	2	240.7	55	79.9	459	990	2133
	E of I-15	2	198.4	55	79.1	404	870	1875
I-15	N of SR-91	2	115.0	55	76.7	281	605	1303
	S of 91	2	105.0	55	76.3	264	569	1226

Table 4
Traffic Distribution per Time of Day*

VEHICLE TYPE	PERCENT OF ADT DAY 7am-7pm	EVENING 7pm-10pm	NIGHT 10pm-7am
Automobile	75.51	12.57	9.34
Medium Truck	1.56	0.09	0.19
Heavy Truck	0.64	0.02	0.08

* Note: For State Route 91 and Interstate 15, a 5% truck mix was used (2.5% Medium Trucks, 2.5% Heavy Trucks)

6.0 GLOSSARY OF TERMS

A-WEIGHTED SOUND LEVEL - The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

AMBIENT NOISE LEVEL - The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL) - The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five (5) decibels to sound levels in the evening from 7 p.m. to 10 p.m. and after addition of ten (10) decibels to sound levels in the night before 7 a.m. and after 10 p.m.

DAY-NIGHT AVERAGE LEVEL (LDN) - The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of ten (10) decibels to sound levels in the night before 7 a.m. and after 10 p.m.

DECIBEL (dB) - A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

dB(A) - A-weighted sound level (see definition above)

EQUIVALENT SOUND LEVEL (LEQ) - The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time varying noise level. The energy average noise level during the sample period.

FREQUENCY - The number of times per second that a sound pressure signal oscillates about the prevailing atmosphere pressure. The unit of frequency is the hertz. The abbreviation is Hz.

INTRUSIVE NOISE - That noise which intrudes over and above the ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, time of occurrence, and tonal or informational content as well as the prevailing ambient noise level.

L% - The A-weighted sound level exceeded during a certain percentage of the sample time. For example, L10 is the sound level exceeded 10 percent of the sample time. Similarly L50, L90, L99, etc.

NOISE - Any unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

NOISE ATTENUATION - The ability of a material, substance, or medium to reduce the noise level from one place to another or between one room and another. Noise attenuation is specified in decibels.

NOISE EXPOSURE CONTOURS - Lines drawn around a noise source indicating constant or equal level of noise exposure. CNEL and LDN are typical metrics used.

NOISE REFERRAL ZONES - Such zones are defined as the area within the contour defining a CNEL level of 60 decibels. It is the level at which either State or Federal laws and standards related to land use become important and , in some cases, preempted local laws and regulations. Any proposed noise sensitive development which may be impacted by a total noise environment of 60 dB CNEL or more should be evaluated on a project specific basis.

NOISE SENSITIVE LAND USE - Those specific land uses which have associated indoor and/or outdoor human activities that may be subject to stress and/or significant interference from noise produced by community sound sources. Such human activity typically occurs daily for continuous periods of 24 hours or is of such a nature that noise is significantly disruptive to activities that occur for short periods. Specifically, noise sensitive land uses include: residences of all types, hospitals, rest homes, convalescent hospitals places of worship and schools.

PERCENT NOISE LEVELS - See L%.

SOUND LEVEL (NOISE LEVEL) - The weighted sound pressure level obtained by use of a sound level meter having a standard frequency-filter for attenuating part of the sound spectrum.

SOUND LEVEL METER - An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

5. GENERAL PLAN AMENDMENTS

CITY OF CORONA

GENERAL PLAN AMENDMENTS

GENERAL PLAN AMENDMENT	LOCATION	REQUESTED AMENDMENT	CITY COUNCIL ACTION AND DATE
78-2	Circulation Element	California Avenue to extend westerly to connect with Rimpau as industrial collector.	Approved 6/17/78
78-4 (A)	East of Kellogg on the north & south sides of Chase (Chase Drive Specific Area Plan).	Residential (1 du/acre) to Agricultural (1 du/5 acres) on ± 33 acres	Approved as requested 4/4/79
78-4 (B)	North of Chase & west of Hudson (Chase Drive Specific Area Plan).	Residential (2-3 du/acre) to Residential (1 du/ acre) on ± 17 acres	Approved as requested 4/4/79
78-4 (C)	East side of Lester and south of Chase (Chase Drive Specific Area Plan).	Commercial to Agricult. on ± 2 acres	Approved as requested 4/4/79
78-4 (D)	West side of Garretson & north of City limits. (Garretson/Foothill Specific Area Plan).	Agricultural (1 du/5 acres) to Residential (1 du/acre) on ± 4.5 ac.	Approved as requested 4/4/79
78-5	South side of Third approx. 220 feet easterly of Grand.	From High Density Res. to Light Industrial on 0.17 acres.	Approved as requested 2/21/79
79-1 (A)	Northwesterly of the corner of Lincoln & Railroad Streets.	From High Density Residential to Light Industrial on 3.4 acres.	Denied request 11/21/80
79-1 (B)	Northeasterly corner of Magnolia & McKinley St. (Riv.Co. juris.)	On 20 acres of Light Ind. to 10 acres Gen. Comm. Commercial & 10 acres of High Density Residential	Approved as requested 9/5/79
79-1 (C)	Southerly terminus of Temescal St; west of Indiana St.	On ± 16 acres of Gen. Ind. & ± 3.4 ac. High Density Res. to Light Industrial on 19.4 acres.	Approved as requested 9/5/79
79-1 (D)	Withdrawn.		
79-1 (E)	Property bounded by Mangular Ave., Border Ave., Ontario Ave., & Oak Avenue Channel.	From Low Desity Res. to Medium Density Res. on 104 acres.	Approved as requested 9/5/79
79-1 (F)	N/A	To amend the High Density Res. Category from 16 to 36 DU/acre to 16 to 75 DU/acre.	Approved as requested 9/5/79
79-2 (A)	North side of Railroad St. 294 ft. easterly of Lincoln Avenue.	From High Density Res. to Light Industry on 0.5 acres.	Approved as requested 12/19/79
79-2 (B)	Adjacent to Cresta Verde Golf Course, north of Riverside Fwy & west of McKinley Street.	From Parks and Open Space to Low Density Res. on 10.6 acres.	Approved as requested 12/19/79
79-2 (C)	East side of Circle City Dr., 800 feet north of El Sobrante.	From High Density Res. to Light Industry on 3 acres of land.	Approved as requested 12/19/79

GENERAL PLAN AMENDMENT	LOCATION	REQUESTED AMENDMENT	CITY COUNCIL ACTION AND DATE
79-3 (A)	Approx. 150 ft. north of Fifth St., 150 ft. east of Lincoln Ave.	From High Density Res. to General Community Comml. on 2.0 acres.	Denied request 5/7/80
79-3 (B)	Northwest corner of Buchanan & Riverside Fwy.	From Low Density Res. to High Density Res. on 17.9 acres and from Low Density Res. to Medium Density Res. on 68.1 acres.	Approved as requested 5/7/80
79-3 (C)	Southeast corner of River & Cota.	From High Density Res. to General Community Comml. on 2.8 acres.	Approved as requested 5/7/80
79-3 (D)	North side of Railroad east & west of Lincoln.	From High Density Res. to Light Industrial on 21 acres.	Denied request
80-1 (A)	Northeast corner of River & Cota.	From High Density Res. to General Community Comml. on 7.9 acres.	Approved as requested 6/4/80
80-1 (B1)	North of Riverside Fwy., east & west of McKinley.	From 1,224 ac. of Low Density Residential to Medium Density Res. on 18.4 acres, to High Density Res. on 53 acres & to Gen. Community Comml. on 56 acres and from 4 ac. Gen. Comm. Comml. to Med. Dens. Residential	Approved as requested 6/4/80
80-1 (B2)	North of Riverside Fwy. & east of McKinley.	From Low Density Res. to Medium Density Res. on 17.5 acres & to General Community Comml. on 18.1 acres.	Approved as requested 6/4/80
80-1 (C)	South of Cherokee & west of State St. (Cherokee Specific Area Plan.)	From Agricultural/Rural Residential to Residential (1 du/acre) on 18 acres.	Approved as requested 6/4/80
80-2 (A)	Southeast corner of Cherokee & Compton (Cherokee Specific Area Plan.)	From Agricultural/Rural Residential to Residential (1 du/acre) on 12 acres.	Approved as requested 10/15/80
80-2 (B)	Northwest corner of Rimpau & Magnolia.	From Medium Density Res. to General Community Comml. on 10.2 acres.	Approved as requested 10/15/80
80-2 (C)	West side of Circle City Dr. at El Sobrante.	From Parks and Open Space to Light Industry on 5.5 acres.	Approved as requested 10/15/80
80-3 (A)	North side of Magnolia approx. 690 ft. east of Kellogg & 870 feet west of Fullerton.	From Low Density Res. to Medium Density Res. on 5 acres.	Approved as requested 1/21/81
80-3 (B)	West side of Main St. approx. 525 feet south of Ontario Avenue.	From Agricultural/Rural Res. to General Community Comml. on 10 acres.	Denied request
80-3 (C)	North side of Rincon St. at Smith Ave.	From Parks and Open Space & Flood Control Basin to General Industrial on 30 acres.	Denied request
80-3 (D)	Between River Road & Harrington, easterly of Lincoln Ave.	From Low Density Res. to High Density Res. on 35 acres.	Approved as requested 1/21/81

GENERAL PLAN AMENDMENT	LOCATION	REQUESTED AMENDMENT	CITY COUNCIL ACTION AND DATE
81-1 (A)	Northeast corner of Compton Ave. & Cherokee Rd. (Cherokee Specific Area Plan).	From Agricultural/Rural Res. to Low Density Res. (1 du/acre) on 11 acres.	Approved as requested 3/18/81
81-1 (B)	Northeast corner of Chase Dr. & Compton Ave. (Cherokee Specific Area Plan).	From Agricultural/Rural Res. to Low Density Res. (1 du/acre) on 21.5 acres.	Approved as requested 3/18/81
81-1 (C1)	Northerly side of 91 Fwy. approx.900 feet west of McKinley.	From Low Density Res. to General Community Comml. on 20 acres & from Low Density Res. to Medium Density Res. on 116 acres.	Approved as requested 3/18/81
81-1 (C2)	150 feet east of Del Norte Dr. & 2100 ft. west of McKinley.	From Low Density Res. to Medium Density Res. on 57 acres.	Approved as requested 3/18/81
81-1 (D)	East side of Fullerton approx. 400 feet north of Magnolia Ave.	From Low Density Res. to Medium Density Res. on 7.4 acres.	Approved as requested 3/18/81
81-2	Main Street, Ontario Ave., Grand Blvd., River Road & Magnolia Ave.	Revision to the Circulation Element (Landscaped Medians).	Amended 5/20/81
81-3 (A)	Northeast corner of Avenida del Vista & Via Santiago.	From General/Community to Medium Density Res. on 14.2 acres.	Approved as requested 10/7/81
81-3 (B)	Southeasterly of the City limits, + 140 ft. east of Main Street.	From High Density Res. to General Community Comml. on 2.0 acres.	Denied 10/7/81
81-3 (C)	1103 East Sixth Street	From General/Community Comml. to Medium Density Residential on 1.7 acres.	Approved as requested 10/7/81
81-3 (D)	Northeast corner of West Grand Blvd. & Sheridan Street.	From Light Industry to General Community Comml. on 3 acres.	Approved as requested 10/7/81
81-4 (A)	South of Tabor Road ± 415 ft. east of Compton.	From Agricultural/Rural Residential to General/ Community Comml. on 5.1 acres.	Denied 1/6/82
81-4 (B)	Northeast corner of Magnolia & Rimpau.	From Parks and Open Space on 2.6 acres & Gen.Comm. Comml. on 5 acres to Gen. Comm. Comml. on 7.6 acres	Approved as requested 1/6/82
81-4 (C)	Not set for consideration.		
81-4 (D)	200 ft. east of Circle City Drive northwest of flood control channel.	From High Density Res. to Light Industry on 2.3 acres.	Approved as requested 1/6/82
81-4 (E)	Southwest corner of Rimpau & Old Temescal.	From Low Density Res. to Medium Density Res. on 10.0 acres.	Denied 1/6/82
82-1 (A)	Not set for consideration.		
82-1 (B)	Southwest corner of West Grand and West Eighth Street.	From High Density Res. to General Community Comml. on 0.3 acres.	Denied 5/5/82

GENERAL PLAN AMENDMENT	LOCATION	REQUESTED AMENDMENT	CITY COUNCIL ACTION AND DATE
82-1 (C)	East side of Rimpau 1,665 ft. south of Magnolia Avenue.	Low Density Res. to Light Industry on 10 acres.	Approved as requested 5/5/82
82-1 (D)	Northeast Specific Plan, SP-81-2.	From Low Density to Medium Density Res. on 62.4 acres; from Low Density to High Density on 18 acres; from Medium Density to High Density on 23 acres; and from Light Industry to General Commty. Commercial on 4.5 acres.	Approved as requested 7/7/82
82-2	Agricultural Area located south of Ontario Avenue including Development Areas 2A & 2B, and Specific Area Plans.	From Agricultural/Rural Residential to Low Density Residential (0-6 du/acre) on approx. 4,787 acres.	Denied 3/17/82
82-3 (A)	703 Magnolia	From Low Density Res. to General/Community Commercial on 0.9 acres.	Approved as requested 1/5/83
82-3 (B)	Not set for consideration		
82-3 (C)	Area bounded on the west by Oak Channel, on the north by Railroad St., on the east by Sheridan, and on the south by the 91 Fwy., excluding the northwest corner of Grand and Sheridan & property located about 150 feet north of Bollero St. on Buena Vista Avenue.	From High Density Res. to Medium Density Res. on approx. 84 acres.	Approved for 71.4 acres 1/5/83
82-3 (D)	On the north & south sides of Parkridge between Joy & Cresta.	From Light Industry to General Community Comml. on approx. 18 acres.	Approved as requested 1/5/83
82-3 (E)	West side of Joy to the north & south of Rincon Street.	From Light Industry to General Community Comml. on 10.7 acres.	Approved as requested 1/5/83
82-4	North of the northerly City boundary in the City of Norco (Woodlake Village)	Establishment of land use designations on a total of 951 acres: 691 acres for Low Density; 128 acres for Med Density; 45 acres for High Density; 20 acres for Gen.Comm.Comml.; 17 acres for Light Industry; 40 acres for Parks & Open Sp.; 10 acres for elementary school.	Approved 3/2/83 subject the property becoming a part of Corona.
83-1 (A)	Southwest corner of River & Lincoln.	From Low Density Res. to Medium Density Res. on 46.4 acres.	Approved as requested 7/6/83
83-1 (B)	Northeast corner of Kellogg & Magnolia.	From Low Density Res. to Medium Density Res. on 4.2 acres.	Approved as requested 7/6/83
83-1 (C)	Southwest, southeast & northeast corners of Fullerton & Old Temescal.	From Low Density Res. to Medium Density Res. on 100 acres.	Withdrawn.

GENERAL PLAN AMENDMENT	LOCATION	REQUESTED AMENDMENT	CITY COUNCIL ACTION AND DATE
83-1 (D)	East side of Corydon approx. 600 feet north of Rincon St.	From Low Density Res. to Medium Density Res. on 41 acres.	Denied 7/6/83
83-1 (E)	West side of Joy south of Temescal Creek Channel.	From Light Industry to General Community Comml. on 5.6 acres.	Approved as requested 7/6/83
83-2 (A)	900 Corona Avenue	Low Density Res. to High Density res. on 14.54 acres.	Withdrawn
83-2 (B)	Northwest corner of Sampson & McKinley.	Light Industry to General Community Comml. on 29 acres.	Withdrawn
83-2 (C)	Southeast corner of Magnolia & Rimpau.	Light Industry to General Community Comml. on 8 acres.	Approved as requested 3/7/84
84-1 (A)	900 Corona Avenue	Low Density Res. to High Density Res. on 14.5 acres.	Withdrawn
84-1 (B)	719, 727, 735, 751 Magnolia Avenue.	Medium Density Res. to High Density Res. on 2.8 acres.	Approved as requested 5/2/84
84-1 (C)	1000 feet north of Temescal on Rimpau.	Low Density Residential to High Density Res. on 10 acres.	Denied 4/10/84
84-1 (D)	Northeast corner Via Santiago & Avenida Del Vista	Medium Density Res. to High Density Res. on 12.46 acres; Medium Density to General Community Comml. on 1.6 acres; General Community Comml to High Density Residential on 0.03 acres.	Withdrawn
84-2 (A)	900 Corona Avenue	Low Density Res. to High Density Res. on 14.5 acres.	Denied 7/18/84
84-2 (B)	East of Avenida Del Vista & north of Via Santiago	From Med. Density Res. to High Dens. Res. on 13.91 ac.; from Gen.Comm.Comml. to High Dens. Res. on 4.82 ac.; from Med. Dens. Res. to Gen. Comm. Comml. on .11 ac.	Approved as requested 7/18/84
84-2 (C)	Main/Garretson Spec. Area Plan - west of Garretson, approx. 2,200 feet south of Ontario.	Residential (1 du/acre) to Residential (2-3 du/ acre) on 1 acre.	Denied 6/12/84
84-2 (D)	East side of Rimpau approx 1,000 ft. north of Old Temescal	Low Density Residential to Medium Density Res. on 10 acres.	Approved as requested 7/18/84
84-2 (E)	Chase Drive Specific Area Plan, southeast corner of Kellogg & Chase.	Agricultural/Rural Res. to Residential (1 du/ acre) on 10 acres.	Approved as requested 7/18/84
84-2 (F)	Cherokee Specific Area Plan, northeast corner Chase & Compton.	Residential (1 du/acre) to Residential (2-3 du/ acre) on 63 acres.	Denied 6/12/84

GENERAL PLAN AMENDMENT	LOCATION	REQUESTED AMENDMENT	CITY COUNCIL ACTION AND DATE
84-3	Parks and Recreation Element Update		
84-4 (2A)	East side of Rimpau north & south of Old Temescal Road.	Low Density Residential to Medium Density Res. on 70 acres.	Approved 10/17/84 for 60 acres east of Rimpau
84-4 (1)	West of Garretson approx. 2,200 feet south of Ontario Avenue.	Residential (1 du/acre) to Residential (2-3 du/ acre) on 1 acre.	Denied 9/11/84
84-4 (2C)	Northwest corner of Joy & Rincon.	General Community Comml. & Light Industry to High Density Residential on 10 acres.	Denied 9/11/84
84-4 (2D)	Chase Drive Specific Area Plan, east of Garretson approx. 700 feet south of Chase.	Agricultural/Rural Res. to Residential (1 du/acre) on 5 acres.	Denied 9/11/84
84-4 (2E)	1138 E. Sixth Street	General Community Comml. to Light Industry on 0.7 acres.	Approved as requested 10/17/84
84-5	Circulation Element	Realignment of Serfas Club Drive & Elimination of grade separation at railroad crossing	Approved as requested 12/5/84
84-6(A)	See GPA-84-4(C)		
84-6(B)	Chase Drive Specific Area: SWC Garretson & Chase; NEC Garretson & Pacific; NWC & NEC Chase & Kellogg	From Agricultural/Rural Res. (1 du/5ac) to Res. (1 du/ac) on 25 acres	Set for 1985
84-6(C)	Cherokee Specific Area: NEC Chase & Compton	From Res. (1 du/ac) to Res. (2-3 du/ac) on 76 acres	Set for 1985
84-6(D)	North side of Railroad, west side of Lincoln	From High Dens. Res. (15-75 du/ac) to Light Manufacturing	Not Set
84-6(E)	West of Serfas Club So. of Riverside Fwy.	From Low Dens. Res. (0-6 du/ac) to High Dens. Res. (15-75 du/ac)	Not Set
85-1(A)	Chase Drive Specific Plan: East of Garretson No. & So. of S. Chase	From Agricultural/Rural Res. (1 du/5 ac) to Res. (1 du/ac) on 25 ac.	Approved as requested 5/15/85
85-1(B)	Cherokee Specific Plan NEC Compton & Chase	From Res. (1 du/ac) to Res. (2-3 du/ac) on 76 acres	Withdrawn
85-1(C)	SWC McKinley & Riverside Fwy., excluding immed. corner of Sampson & McKinley	From Light Ind. (11.5 ac) & Gen.Comm.Comml.(.5 ac) to Gen. Comm. Comml. (11.5 ac) & Light Ind. (.5 ac).	Approved as requested 5/15/85
85-1(D)	SWC Violet & Railroad	From Med. Dens. Res. (6-15 du/ac) to High Dens. Res. (15-75 du/ac)	Not Set

GENERAL PLAN AMENDMENT	LOCATION	REQUESTED AMENDMENT	CITY COUNCIL ACTION AND DATE
85-1(E)	NEC Oak & Chase	From Agricultural/Rural Res. (1 du/5 ac) to Low Dens. Res. (0-6 du/ac)	Withdrawn
85-1(F)	Crown Ranch Specific Area: W/S Garretson, 1800 ft. south of Foothill Drive	From Agricultural/Rural Res. (1 du/5 ac.) to Res. (1 du/ac) on 5.4 acres	Approved as requested 5/15/86
85-2	NA	Request to change the calculation of residential unit density from a formula based on net acreage to one based on gross	Planning Commission Denied 4/23/85
85-3	Sierra Del Oro Westerly of City limits, So. of Green River Rd.	From Agricultural/Rural Res. (805 ac.), Low Dens. Res. (340 ac.) & Light Ind. (5 ac) to Low Dens. Res. (450 ac), Medium Dens. Res. (169 ac), High Dens, Res. (18 ac.), Gen. Comm. Comml. (17 ac), Public & Institutional (73 ac) & Parks & Open Space (423 ac); and to consider changing the Land Management Area Map of the Land Use Element of the City's General Plan to exclude the 1,150 acre Sierra Del Oro property from the map on property located in the unincorporated area of the County of Riverside	Approved as requested 9/18/85
85-4(A)	Project Area "A" Redevelopment Area NWC Railroad & Lincoln	From High Dens. Res. to Gen. Comm. Comml. on 3.2 acres	Approved as requested 10/2/85
85-4(B)	Woodlake	To establish land use designations on a total of ± 712 acres of land; 406.7 acres for Low Dens. Res., 158.2 acres for Med. Dens. Res., 62.7 acres for High Dens. Res., 11.4 acres for Gen. Comm. Comml., 16.4 acres for Parks and Open Space, 7.5 acres for Utilities, 2.9 acres for a flood control basin, and 46.2 acres for streets and the I-15 Freeway	Approved 10/2/85
85-4(C)	East side of Rimpau North of Old Temescal	From Med. Dens. Res. to High Dens. Res. on 10 acres	Approved as requested 10/2/85
85-5	NA	Housing Element	Adopted 12/4/85
85-6(A) (B)	South Corona South of Ontario Avenue to the City limits, west of I-15, east of the Oak Street Channel	Revisions to the Land Use Map, and Land Use, Circulation, Open Space Conservation and Community Design Elements of the City's General Plan	Adopted 7/16/86
85-7	Woodlake	RevisedCirculation Element on 712 acres	Adopted 10/2/85

GENERAL PLAN AMENDMENT	LOCATION	REQUESTED AMENDMENT	CITY COUNCIL ACTION AND DATE
86-1(A)	NEC Old Temescal & Rimpau Ave.	From Med. Dens. Res. to High Dens. Res. on 20 acres	Approved as requested 2/19/86
86-1(B)	N/S 6th Street 385 ft. east of Sherman	From Gen. Comm. Comml. to High Dens. Res. on 1 acre	Approved as requested 2/19/86
86-1(C)	N/E of Corona Ave. at Gise Circle	From Low Dens. Res. to Med. Dens. Res. on 17.5 acres to High Dens. Res. on 11.9 ac. & to Gen. Comm. Comml. on 7.5 acres	Withdrawn
86-1(D)	NWC Main & River	From Light Industry to Gen. Comm. Comml.	Withdrawn
86-1(E)	N/S Magnolia Ave. 850 feet east of Kellogg	From Med. Dens. Res. to High Dens. Res. on 5 acres	Approved as requested 2/19/86
86-2	NA	Update Airport Master Plan consistent with current operational trends	Withdrawn
86-3	Quarry Street, east of Rimpau	Revise Circulation Element for Quarry St. from collector to local	Approved as requested 3/5/86
86-4(A)	SWC Compton & Ontario	From Light Ind. to Gen. Comm. Comml. on 15.1 acres	Approved as requested 6/18/86
86-4(B)	NWC Grant & Railroad	From Light Ind. to Gen. Comm. Comml. on 13 acres	Withdrawn
86-4(C)	NWC Rincon Rd. & & Joy Street	From Gen. Comm. Comml. to Light Ind. on ± 5 ac.	Withdrawn
86-4(D)	1054 Railroad St.	From High Dens. Res. to Light Industry on .5 ac.	Denied 6/18/86
86-4(E)	No. & So. of Magnolia between Parkridge & Temescal Avenue	From Light Industry to Gen. Ind. on 158.9 ac.; from Light Industry to Med. Dens. Res. on 3.9 ac.	Approved as requested 6/18/86
86-5	2600 S. Main Street	From Agricultural/Rural Res. to Gen. Comm. Comml. on 1.7 acres	Approved as requested 9/17/86
86-6(A)	N/S Railroad Street West of Lincoln	From High Dens. Res. to Light Industry on 4 ac.	Approved as requested 11/5/86
86-6(B)	N/S Smith Street West of Sherman	From Gen. Comm. Comml. to High Dens. Res. on .9 acres	Approved as requested 11/5/86
86-6(D)	Land Use Text Element Open Space Element	To include provisions for mineral extraction and surface mining activities	Approved as requested 11/5/86
86-6(C)	See GPA-86-7(D)		

AMENDMENTS TO THE CITY OF CORONA GENERAL PLAN

GENERAL PLAN AMENDMENT	LOCATION	REQUESTED AMENDMENT	CITY COUNCIL ACTION AND DATE
86-7 A	East Third Street	HDR to GCC	Denied
86-7 B	SWC McKinley & Promenade	GCC to HDR	Withdrawn
86-7 C	SEC Railroad St & Lincoln	HDR to LI	01/07/87 Approved as requested
86-7 D	947 Park Lane	LDR to MDR	01/07/87 Approved as requested
86-8	River Rd between Main & Cota	Delete landscaped median (Circ)	01/07/87 Approved as requested
87-1 A	SEC Fullerton & Grand	LDR to GCC	Denied
87-1 B	Sierra del Oro	School Site	07/01/87 Approved as requested
87-2 A	North of Buchanan	LDR Annex 63	See GPA 90-11
87-2 B	4152 Buchanan	SFR ANNEX 62	Approved as requested
87-2 C	W of McKinley bet 91 & Promenade	GCC to HDR	08/05/87 Approved as requested
87-3 A	Corona Ranch	Corona Ranch	Withdrawn
86-3 B	S of Magnolia	GCC to Res	Withdrawn
87-3 C	523 W Seventh St	GCC to HDR	12/16/87 Approved as requested
87-3 D	E of Grand bet Kress & Third St	HDR to P/OS, LI & GCC	12/16/87 Approved as requested
87-3 E	SWC Railroad & Violet	MDR to HDR	Withdrawn
87-4 A	SWC Railroad & Violet	MDR to HDR	Denied
87-4 B	Corona Ranch	Corona Ranch	01/06/88 Approved as requested
87-4 C	S of Magnolia W of Temescal	GCC to LDR	Withdrawn

AMENDMENTS TO THE CITY OF CORONA GENERAL PLAN

GENERAL PLAN AMENDMENT	LOCATION	REQUESTED AMENDMENT	CITY COUNCIL ACTION AND DATE
88-1 A	-	-	Withdrawn
88-1 B	SEC Hayden & State Bedford Canyon	A TO LDR ANNEX 65	Approved as requested 05/04/88
88-1 C	Buchanan St	LDR ANNEX 62	Approved as requested 04/20/88
88-1 D	601-609 Seventh St	GCC TO HDR	Denied
88-1 E	NEC Railroad & Lincoln	HDR TO GCC	04/20/88 Approved as requested
88-1 F	N of Sixth between Smith & Sherman	HDR TO GCC	04/20/88 Approved as requested
88-2	South Corona	Various	06/07/88 Approved as requested
88-3 A	302 N Sheridan	IND TO COMM	07/20/88 Approved as requested
88-3 B	W of Smith	HDR TO GCC	07/20/88 Approved as requested
88-3 C	1010 Victoria Ave	GCC TO HDR	Withdrawn
88-3 D	SWC 3rd & Sheridan	HDR TO LDR	Denied
88-4 A	Corona Ranch	Corona Ranch	11/02/88 Approved as requested
88-4 B	-	See 88-6 A	-
88-4 C	NEC Sampson & DuPont	LI to GCC	Withdrawn
88-4 D	Grand Circle	Grand Circle	11/02/88 Approved as requested
88-4 E	N of Pomona	LI to GCC	11/02/88 Approved as requested
88-5	-	Parks & Rec Optional Element	01/18/90 Approved as requested

AMENDMENTS TO THE CITY OF CORONA GENERAL PLAN

GENERAL PLAN AMENDMENT	LOCATION	REQUESTED AMENDMENT	CITY COUNCIL ACTION AND DATE
88-6 A	-	See 89-4	-
88-6 B	E of DuPont N of Sampson	LI to GCC	02/15/89 Approved as requested
88-6 C	Promenade & McKinley	MDR to HDR	02/15/89 Approved as requested
89-1	Palisades Road	LI to HDR	No action
89-2	Railroad & Lincoln	HDR to LI	04/19/89 Approved as requested
89-3	Main & Village 4 Loop	M to LM	04/19/89 Approved as requested
89-4	-	Void	-
89-5	SEC Rimpau & Ontario	LM to C, QP	09/06/89 Approved as requested
89-6	S of Border & Mabey	LDR ANNEX	11/15/89 Approved as requested
89-7	Kellogg & Chase	E to LM	Denied
89-8	4221 Buchanan St	To MDR ANNEX	04/19/89 Approved as requested
89-9	E Grand & Circle City	LDR to GCC	04/19/89 Approved as requested
89-10	-	-	Withdrawn
89-11	-	-	Withdrawn
89-12	S of Oakridge	LDR, ER, OS ANNEX	09/06/89 Approved as requested
89-13	Calif. & Vill. 3 Loop	Circulation	09/20/89 Approved as requested
89-14	Mckinley & Sampson	M-1 to SC	09/06/89 Approved as requested
89-15	Eagle Valley Annex 72	P/OS, GCC, LI, GI, A/RR, LDR, MDR, HDR	01/21/90 Approved as requested

AMENDMENTS TO THE CITY OF CORONA GENERAL PLAN

GENERAL PLAN AMENDMENT	LOCATION	REQUESTED AMENDMENT	CITY COUNCIL ACTION AND DATE
89-16	6th & Magnolia	GI to GCC	Denied
89-17	-	Housing Element	10/18/90 Approved as requested
89-18	1300 ft. W of Nelson	Annex	11/15/89 Approved as requested
89-19	NEC Main & Chase	ER to QP	11/15/89 Approved as requested
89-20	S of Mangular & Skyline	LDR Annex	11/15/89 Approved as requested
89-21	NWC Lincoln & Ontario	LDR to GCC	Not Set
89-22	Sierra del Oro	OS to LDR	11/15/89 Approved as requested
89-23	-	Void	-
89-24	Sierra del Oro	OS to LDR	11/15/89 Approved as requested
89-25	NEC Sampson & DuPont	LI to GCC	02/07/90 Approved as requested
89-26	SW of Mangular	to A/RR ANNEX	Withdrawn
89-27	South Main Street	LDR to Comm,	Withdrawn
89-28	Parkridge & Harrison	GCC to LI	02/07/90 Approved as requested
89-29	325 N. Lincoln	LDR to GCC	02/07/90 Approved as requested
89-30	SW of Mangular	to A/RR &LDR ANNEX	02/07/90 Approved as requested
89-31	Railroad & Violet	MDR to LI	02/07/90 Approved as requested
89-32	Yuma & Serrano	LDR to GCC	Withdrawn
90-1	S of Promenade W of McKinley	MDR to GCC	Withdrawn

AMENDMENTS TO THE CITY OF CORONA GENERAL PLAN

GENERAL PLAN AMENDMENT	LOCATION	REQUESTED AMENDMENT	CITY COUNCIL ACTION AND DATE
90-2	River & Corydon	A(D) to SFR ANNEX 79	Withdrawn
90-3	Third Street	Circulation	07/05/90 Approved as requested
90-4	NWC I-15 & 6th	GI to LI	08/01/90 Approved as requested
90-5	Hillcrest Trees	ER & LDR ANNEX 75	Withdrawn
90-6	302 N Sheridan	GCC to LI	08/01/90 Approved as requested
90-7	-	Mineral Resources Conservation Element	08/15/90 Approved as requested
90-8	NWC Grand & 7th	OP to GCC	Withdrawn
90-9	NWC El Cerrito & I-15	LDR to GCC	Withdrawn
90-10	-	-	Void
90-11	SW of Buchanan	LDR ANNEX 63	12/05/90 Approved as requested
90-12	159 N Buena Vista	MDR to HDR	Withdrawn
90-13	El Cerrito - Bel Air	LDR ANNEX 84	12/05/90 Approved as requested
90-14	Santa Ana River Rock	LI to HI ANNEX 72	Continued by City Council
90-15	-	Noise Element	11/07/90 Approved
90-16	14274 Magnolia	LI to HI Annex 85	Pending
90-17	East of Corona	to HI	04/17/91 Approved as requested
90-18	California & Compton	LI to GCC	Not Set
90-19	Mission Crest	Numerous	10/02/91 Approved with modifications

AMENDMENTS TO THE CITY OF CORONA GENERAL PLAN

GENERAL PLAN AMENDMENT	LOCATION	REQUESTED AMENDMENT	CITY COUNCIL ACTION AND DATE
90-20	950 El Sobrante	LI to GI	04/17/91 Approved as requested
90-21	Railroad & Merrill	MDR to LI	04/17/91 Approved as requested
90-22	204 S. Grant	GCC to HDR	04/17/91 Approved as requested
90-23	Rimpau & El Sobrante	LDR to P/OS	04/17/91 Approved as requested
90-24	Fifth & Sierra Vista	GCC/HDR to LDR	04/17/91 Approved as requested
90-25	Quarry & 3rd Street	HDR to MDR	04/17/91 Approved as requested
90-26	Magnolia & Fullerton	GCC to OP	04/17/91 Approved as requested
90-27	1217 E. Grand Bl.	LDR to GCC	04/17/91 Approved as requested
90-28	555 E. 5th Street	LDR to HDR	04/17/91 Approved as requested
90-29	Rimpau & Quarry	HDR to LI/MDR	04/17/91 Approved as requested
90-30	Maple & Pomona Rincon	GCC to LI	04/17/91 Approved as requested
91-01	709 Magnolia	MDR to OP	10/02/91 Approved as requested
91-02	Taber Road	Circulation	09/04/91 Approved as requested
91-03	Annex/Corona Ranch	to ER	Pending
91-04	Promenade & McKinley	MDR to GCC	01/02/92 Approved as requested
91-05	El Cerrito	Numerous	01/02/92 Approved as requested

AMENDMENTS TO THE CITY OF CORONA GENERAL PLAN

GENERAL PLAN AMENDMENT	LOCATION	REQUESTED AMENDMENT	CITY COUNCIL ACTION AND DATE
92-01	Assigned in Error	-	-
92-02	-	Housing Element	Pending
92-03	North Buena Vista	MDR to HDR	Pending
92-04	Palisades Drive	LDR to LI	Pending

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